

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Leschi / Madison Park / 14

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 568

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$527,900	\$516,500	\$1,044,400	\$1,153,500	90.5%	17.11%
2007 Value	\$574,900	\$549,900	\$1,124,900	\$1,153,500	97.5%	16.84%
Change	+\$47,000	+\$33,400	\$80,500		7.0%	-0.27%
% Change	+8.9%	+6.5%	+7.7%		7.7%	-1.58%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -1.58% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$583,700	\$518,700	\$1,102,400
2007 Value	\$635,800	\$552,800	\$1,188,600
Percent Change	+8.9%	+6.6%	+7.8%

Number of one to three unit residences in the Population: 3300

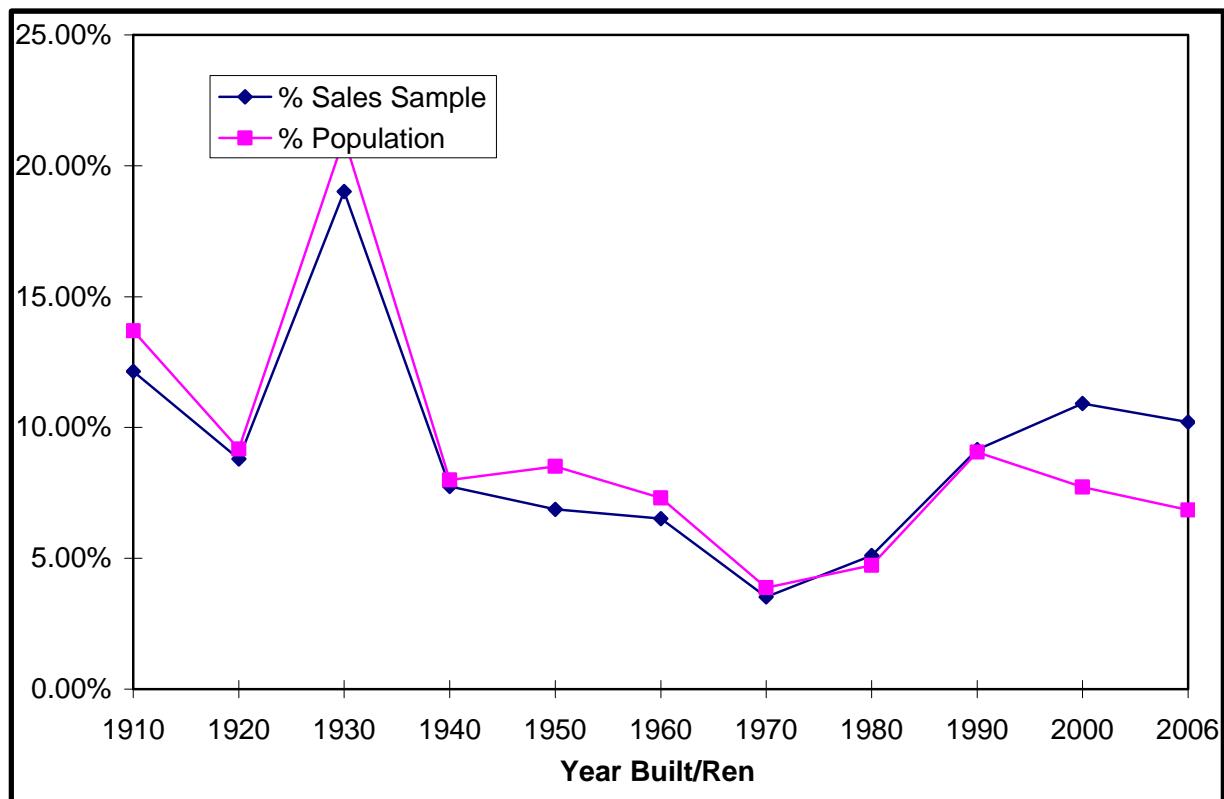
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 10 homes were found to have a higher than average AV ratio in all Subareas. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	69	12.15%
1920	50	8.80%
1930	108	19.01%
1940	44	7.75%
1950	39	6.87%
1960	37	6.51%
1970	20	3.52%
1980	29	5.11%
1990	52	9.15%
2000	62	10.92%
2006	58	10.21%
	568	

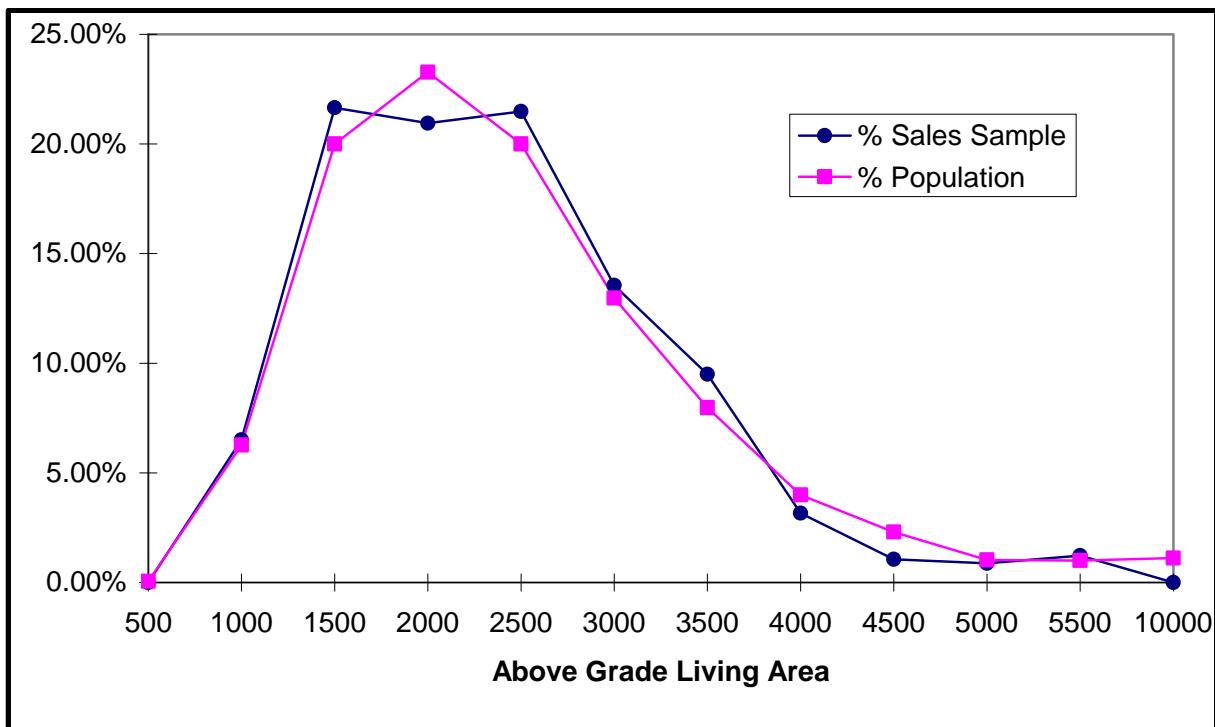
Population		
Year Built/Ren	Frequency	% Population
1910	452	13.70%
1920	303	9.18%
1930	695	21.06%
1940	264	8.00%
1950	281	8.52%
1960	241	7.30%
1970	128	3.88%
1980	156	4.73%
1990	299	9.06%
2000	255	7.73%
2006	226	6.85%
	3300	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

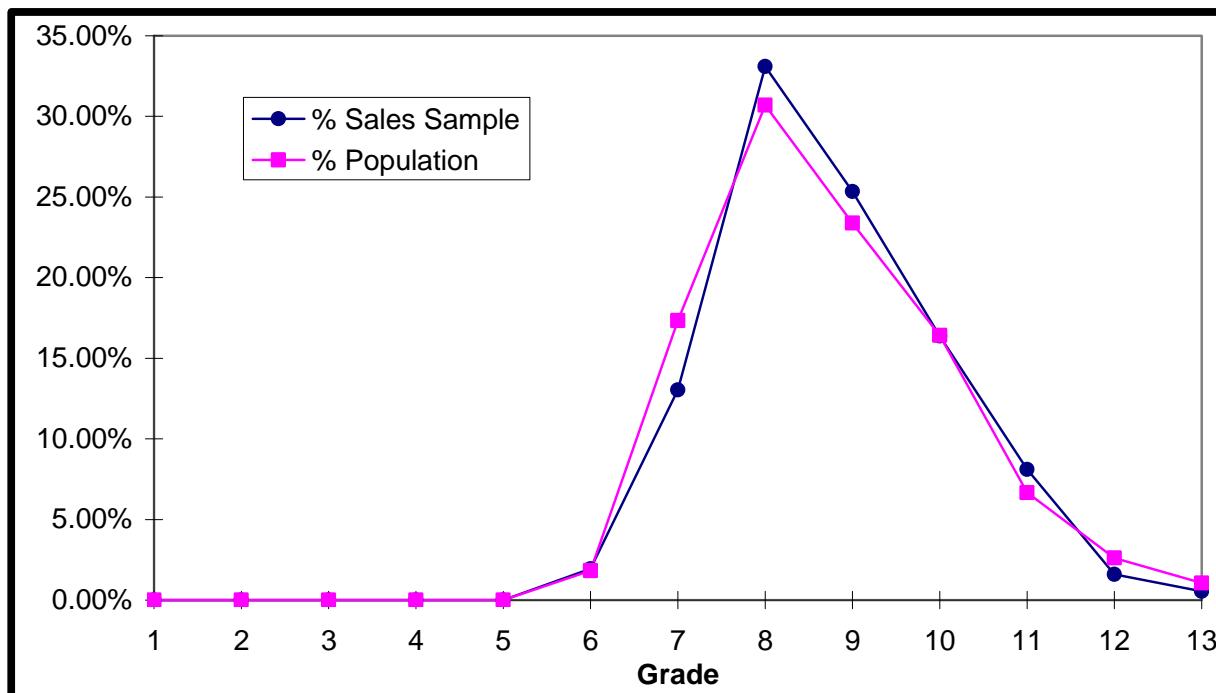
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.06%
1000	37	6.51%	1000	207	6.27%
1500	123	21.65%	1500	660	20.00%
2000	119	20.95%	2000	768	23.27%
2500	122	21.48%	2500	660	20.00%
3000	77	13.56%	3000	428	12.97%
3500	54	9.51%	3500	263	7.97%
4000	18	3.17%	4000	132	4.00%
4500	6	1.06%	4500	76	2.30%
5000	5	0.88%	5000	34	1.03%
5500	7	1.23%	5500	33	1.00%
10000	0	0.00%	10000	37	1.12%
	568			3300	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

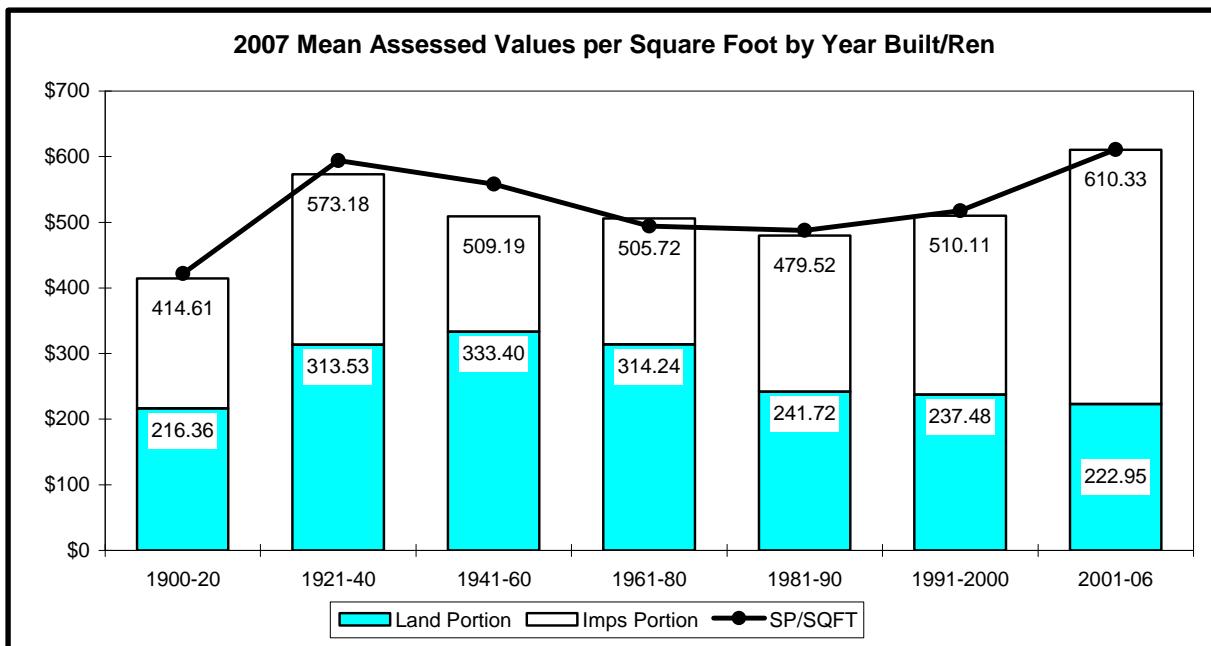
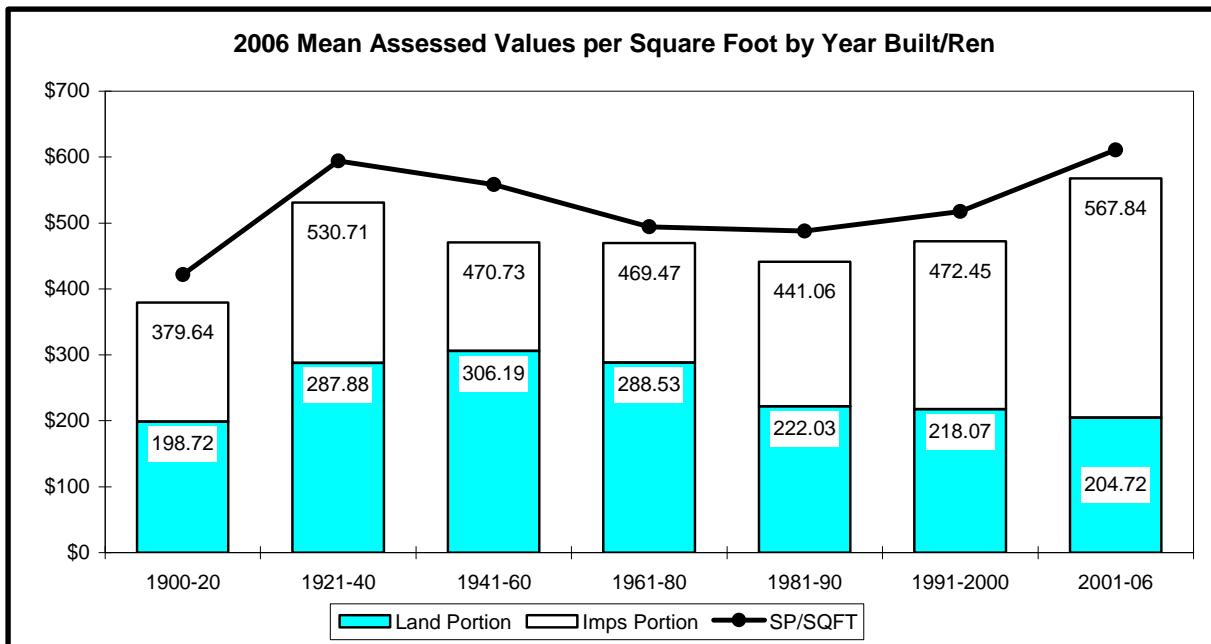
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	0	0.00%
6	11	1.94%	6	60	1.82%
7	74	13.03%	7	572	17.33%
8	188	33.10%	8	1013	30.70%
9	144	25.35%	9	772	23.39%
10	93	16.37%	10	542	16.42%
11	46	8.10%	11	220	6.67%
12	9	1.58%	12	86	2.61%
13	3	0.53%	13	35	1.06%
	568			3300	



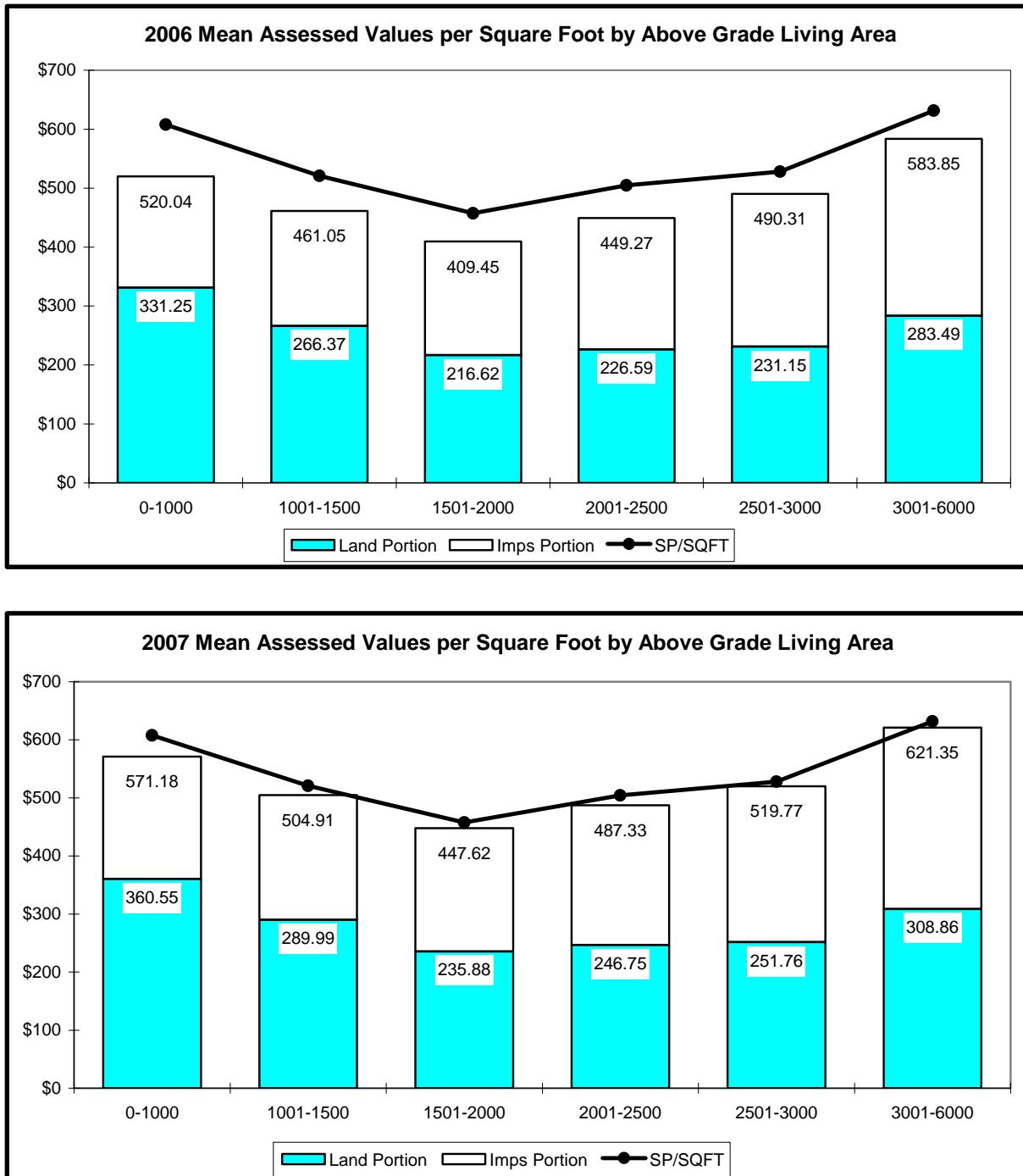
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



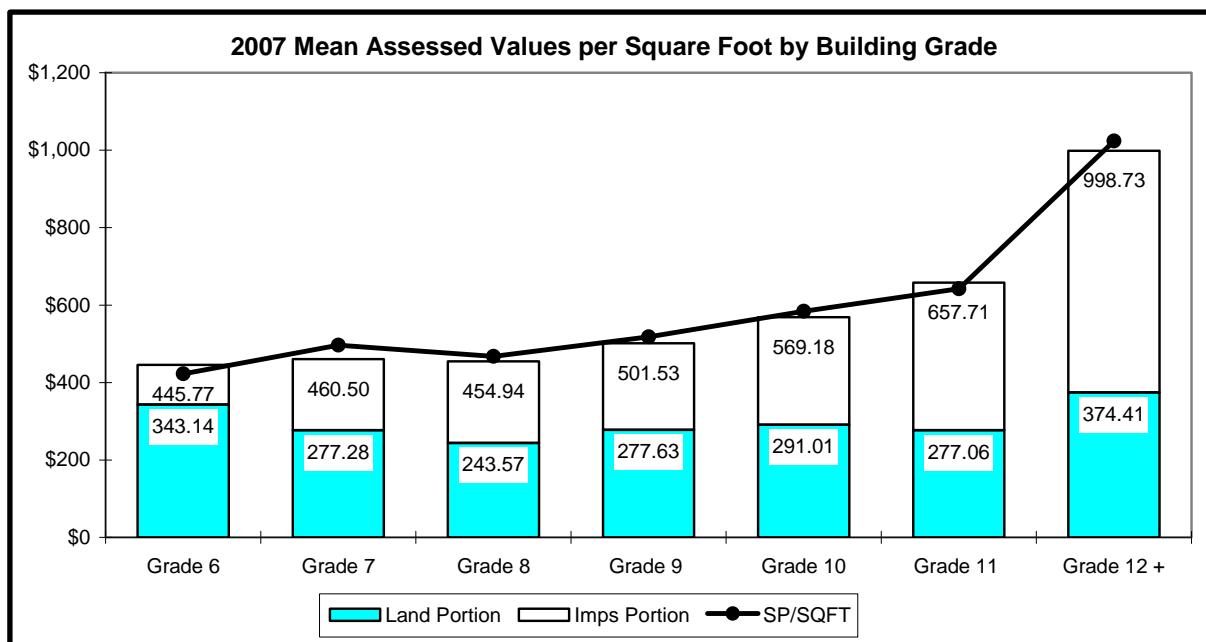
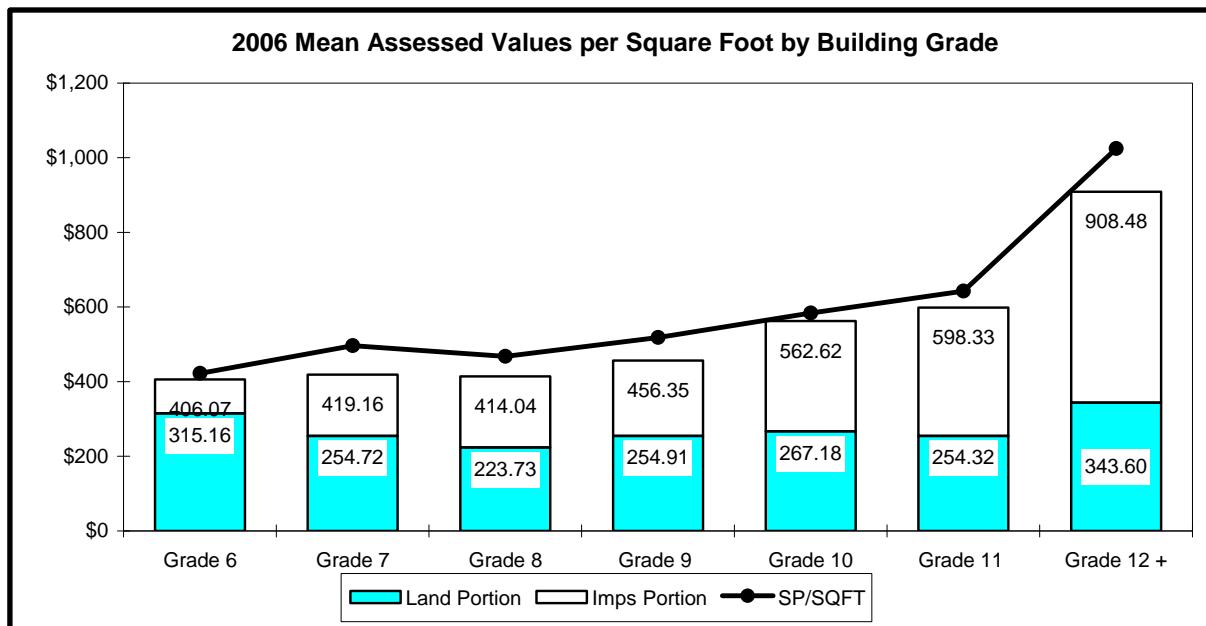
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area***

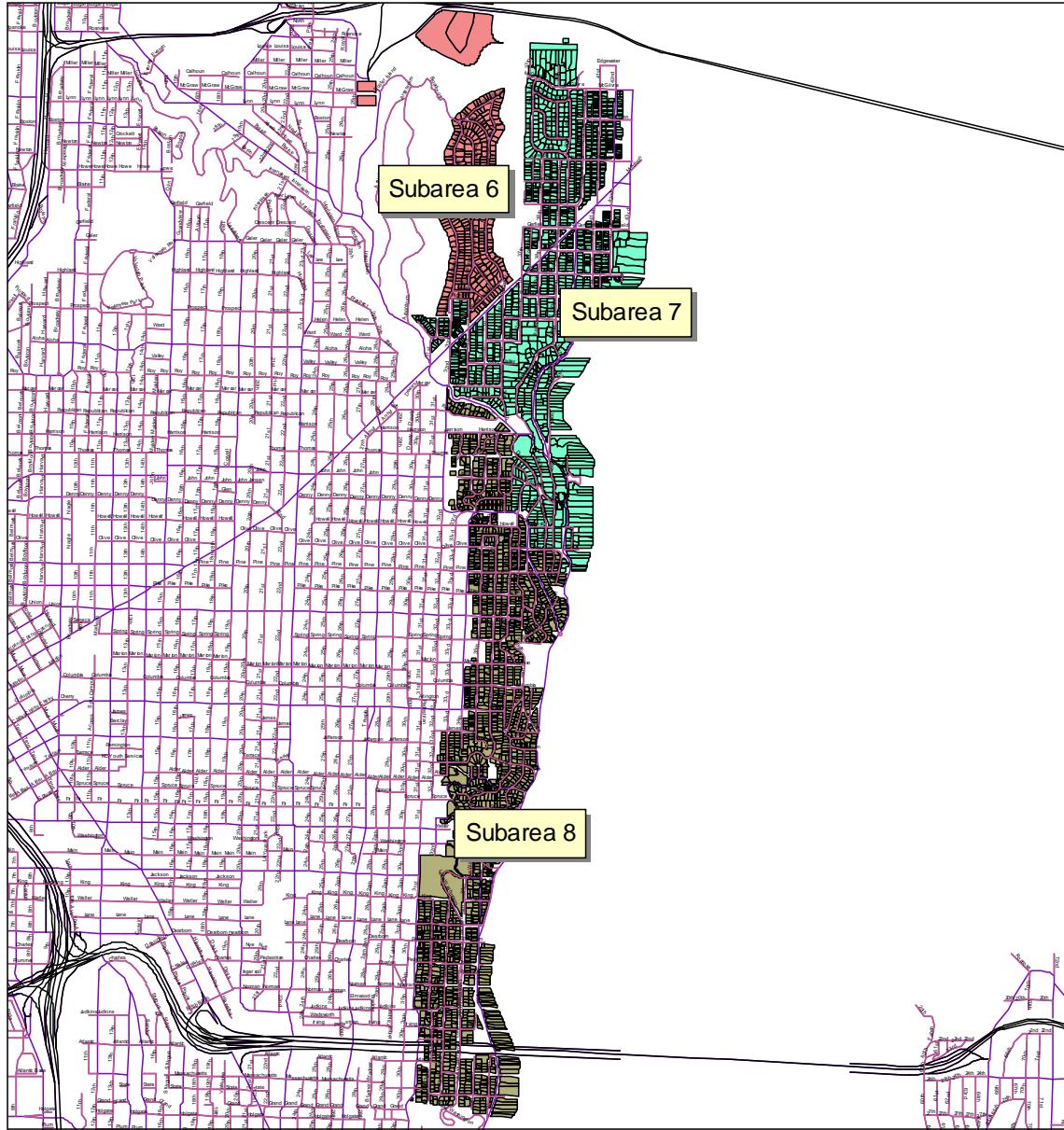


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

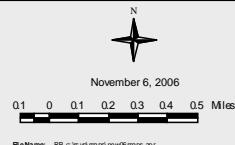


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 14

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Legend

- King County Local Streets as defined by streets
- Newarea 001.shp
- Newarea 003.shp
- Newarea 004.shp
- Newarea 007.shp
- Newarea 14.shp
- Newarea 006.shp
- Newarea 007.shp
- Newarea 008.shp
- New freeways.shp
- New streets.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 8 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.9% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.09, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 568 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 10 homes were found to have a higher than average AV ratio in all Subareas. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .9094654 + 7.864199E-02 * \text{Grade10YN}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.0995)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.0995).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.0995, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 14 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.95%

Grade 10	Yes
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% Adjustment	-8.75%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 10 parcel would *approximately* receive a 1.2% upward adjustment (9.95% - 8.75%). There are 93 Grade 10 sales, 542 in the population, and approximately 16.4% of the total population would receive this adjustment. This model corrects for this strata difference.

83.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	11	0.964	1.058	9.8%	0.958	1.159
7	74	0.848	0.932	9.9%	0.887	0.977
8	188	0.881	0.968	9.9%	0.944	0.992
9	144	0.879	0.966	9.9%	0.939	0.993
10	93	0.965	0.976	1.2%	0.944	1.009
11	46	0.923	1.014	9.9%	0.967	1.062
12	9	0.824	0.906	9.9%	0.773	1.039
13	3	1.003	1.103	9.9%	0.715	1.490
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	119	0.901	0.980	8.8%	0.947	1.013
1921-1940	152	0.905	0.971	7.3%	0.943	0.999
1941-1960	76	0.853	0.913	7.1%	0.877	0.949
1961-1980	49	0.943	1.009	6.9%	0.963	1.054
1981-1990	52	0.886	0.961	8.5%	0.915	1.008
1991-2000	62	0.913	0.985	7.9%	0.944	1.027
>2000	58	0.940	1.012	7.7%	0.977	1.048
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	0.990	1.021	3.1%	-0.862	2.904
Average	312	0.899	0.971	8.0%	0.952	0.990
Good	178	0.917	0.986	7.6%	0.961	1.011
Very Good	76	0.905	0.967	6.9%	0.933	1.002
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	143	0.856	0.933	9.0%	0.904	0.962
1.5	85	0.897	0.966	7.7%	0.928	1.003
2	296	0.918	0.986	7.4%	0.968	1.004
2.5	27	0.864	0.930	7.6%	0.849	1.010
3	17	1.011	1.089	7.7%	1.025	1.152

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

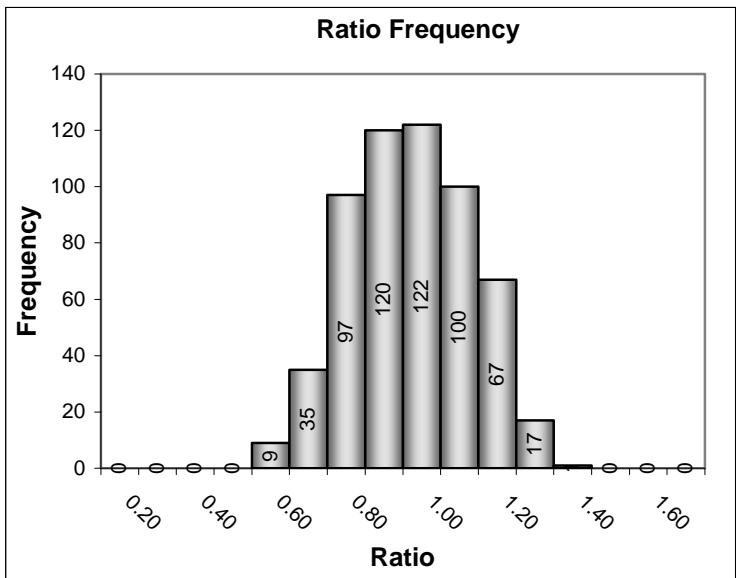
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1000	37	0.859	0.943	9.8%	0.887	0.999
1001-1500	123	0.886	0.970	9.5%	0.941	1.000
1501-2000	119	0.895	0.978	9.3%	0.946	1.010
2001-2500	122	0.891	0.967	8.5%	0.936	0.998
2501-3000	77	0.930	0.985	6.0%	0.949	1.022
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	342	0.894	0.962	7.6%	0.944	0.980
Y	226	0.920	0.992	7.9%	0.970	1.014
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	555	0.907	0.977	7.7%	0.963	0.991
Y	13	0.890	0.955	7.2%	0.872	1.037
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	49	0.925	0.978	5.8%	0.938	1.019
7	219	0.903	0.971	7.6%	0.948	0.995
8	300	0.902	0.979	8.5%	0.960	0.998
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	29	0.861	0.942	9.4%	0.886	0.998
03000-05000	224	0.911	0.991	8.8%	0.969	1.013
05001-08000	215	0.910	0.981	7.7%	0.958	1.003
08001-12000	72	0.927	0.993	7.1%	0.953	1.032
12001-30000	28	0.855	0.902	5.5%	0.840	0.964

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2006	Date of Report: 3/28/2007	Sales Dates: 1/2004 - 12/2006
Area 14 - Leschi / Madison Park	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 568			
Mean Assessed Value	1,044,400		
Mean Sales Price	1,153,500		
Standard Deviation AV	751,663		
Standard Deviation SP	856,654		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.922		
Median Ratio	0.915		
Weighted Mean Ratio	0.905		
UNIFORMITY			
Lowest ratio	0.516		
Highest ratio:	1.307		
Coefficient of Dispersion	14.27%		
Standard Deviation	0.158		
Coefficient of Variation	17.11%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.898		
<i>Upper limit</i>	0.931		
95% Confidence: Mean			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	3300		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.158		
Recommended minimum:	40		
Actual sample size:	568		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	297		
# ratios above mean:	271		
Z:	1.091		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



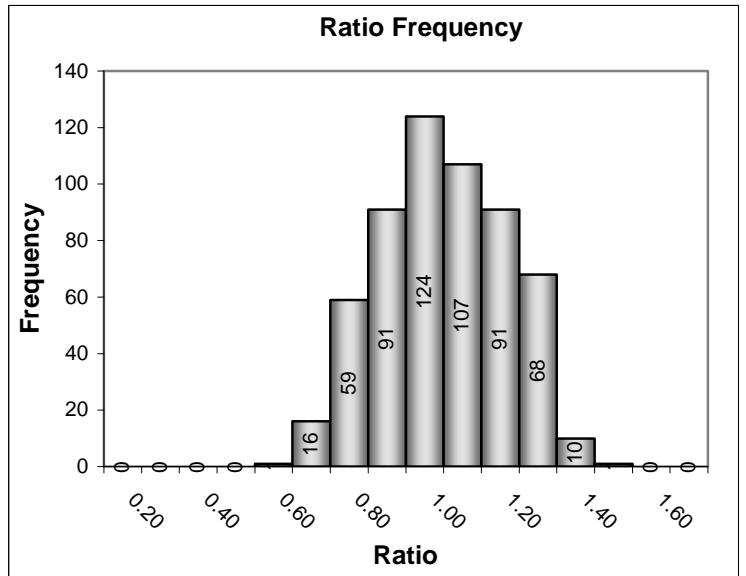
COMMENTS:

1 to 3 Unit Residences throughout Area 14

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2007	Date of Report: 3/28/2007	Sales Dates: 1/2004 - 12/2006
Area 14 - Leschi / Madison Park	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>(This section displays key statistics for the sample population)</i>			
Sample size (n)	568		
Mean Assessed Value	1,124,900		
Mean Sales Price	1,153,500		
Standard Deviation AV	802,347		
Standard Deviation SP	856,654		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.997		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.568		
Highest ratio:	1.437		
Coefficient of Dispersion	13.99%		
Standard Deviation	0.168		
Coefficient of Variation	16.84%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.978		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.013		
SAMPLE SIZE EVALUATION			
N (population size)	3300		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.168		
Recommended minimum:	45		
Actual sample size:	568		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	287		
# ratios above mean:	281		
Z:	0.252		
Conclusion:	Normal*		
<i>(*i.e. no evidence of non-normality)</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 14

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	0045	11/12/04	\$958,200	1770	320	9	1939	3	7200	N	N	3409 E SAINT ANDREWS WAY
006	111800	1755	10/20/06	\$1,150,000	1890	920	9	1959	3	6825	N	N	3212 E MORLEY WAY
006	111800	0445	8/20/04	\$1,225,000	2080	1080	9	2004	3	7377	N	N	3332 E SHORE DR
006	111800	0060	5/19/05	\$1,020,000	2100	580	9	1957	4	7200	N	N	3425 E SAINT ANDREWS WAY
006	111800	1189	5/23/06	\$1,135,000	2230	420	9	1978	4	6930	N	N	1633 SHENANDOAH DR E
006	111800	1485	5/17/05	\$1,800,000	2350	880	9	1957	3	7928	N	N	1506 SHENANDOAH DR E
006	111800	1795	6/16/05	\$1,200,000	2640	1090	9	1952	3	8137	N	N	1244 PARKSIDE DR E
006	111800	1411	3/9/06	\$1,440,000	2760	0	9	1939	4	10261	N	N	1325 BROADMOOR DR E
006	111800	0050	9/7/05	\$1,090,000	3000	190	9	1993	3	7200	N	N	3415 E SAINT ANDREWS WAY
006	111800	2040	8/24/05	\$1,530,000	2010	0	10	1936	4	10439	N	N	1145 PARKSIDE DR E
006	111800	0025	10/17/05	\$1,450,000	2070	1000	10	1950	4	7200	N	N	3325 E SAINT ANDREWS WAY
006	111800	2090	7/21/04	\$1,280,000	2460	360	10	1930	4	7200	N	N	3227 E MORLEY WAY
006	111800	2130	4/28/05	\$1,250,000	2470	320	10	1930	4	7741	N	N	3418 E SAINT ANDREWS WAY
006	111800	0940	5/7/04	\$1,900,000	2520	550	10	1954	4	9039	N	N	2121 PARKSIDE DR E
006	111800	1355	6/8/06	\$1,693,000	2680	1000	10	1928	4	7080	N	N	1443 BROADMOOR DR E
006	111800	1355	6/8/05	\$1,540,000	2680	1000	10	1928	4	7080	N	N	1443 BROADMOOR DR E
006	111800	0685	12/8/06	\$1,600,000	2980	600	10	1946	4	7500	N	N	1845 BROADMOOR DR E
006	111800	0640	8/29/05	\$1,495,000	3050	610	10	1936	4	7878	N	N	2103 BROADMOOR DR E
006	111800	0100	6/28/06	\$1,700,000	3170	0	10	1940	4	9414	N	N	1330 BROADMOOR DR E
006	111800	0315	4/8/04	\$1,740,000	3250	550	10	1937	3	10480	N	N	2022 BROADMOOR DR E
006	111800	0176	6/24/04	\$2,050,000	3290	660	10	1948	4	17476	N	N	1630 BROADMOOR DR E
006	111800	1300	3/23/05	\$1,550,000	3290	0	10	1947	4	7347	N	N	1623 BROADMOOR DR E
006	111800	1855	9/24/04	\$1,720,000	3300	0	10	1951	4	10800	N	N	1540 PARKSIDE DR E
006	111800	0355	4/4/05	\$1,757,500	3480	1040	10	1934	4	10486	N	N	2214 WAVERLY WAY E
006	111800	0500	5/16/05	\$1,960,000	3510	0	10	1950	5	8600	N	N	3319 E SHORE DR
006	111800	0771	9/12/05	\$2,050,000	3720	770	10	1941	4	14653	N	N	1960 SHENANDOAH DR E
006	111800	1525	9/20/06	\$1,900,000	3730	430	10	1936	4	14436	N	N	1550 SHENANDOAH DR E
006	111800	1700	4/24/06	\$1,750,000	3760	0	10	1940	4	13969	N	N	1403 SHENANDOAH DR E
006	111800	0165	11/22/04	\$1,950,000	3760	1440	10	1939	4	13821	N	N	1620 BROADMOOR DR E
006	111800	0906	11/9/06	\$1,900,000	3770	780	10	1953	3	16391	N	N	2020 PARKSIDE DR E
006	111800	0990	5/2/05	\$2,750,000	3990	0	10	1941	4	19637	N	N	2017 PARKSIDE DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	1925	10/16/06	\$2,093,000	4560	1850	10	1973	3	8776	N	N	1563 PARKSIDE DR E
006	111800	1555	6/12/06	\$1,682,500	2340	410	11	1928	3	6876	N	N	1618 SHENANDOAH DR E
006	111800	1985	11/2/04	\$1,475,000	2590	900	11	1927	4	7642	N	N	1261 PARKSIDE DR E
006	111800	1156	6/15/05	\$1,850,000	2710	480	11	1928	3	11458	N	N	1640 WINDERMERE DR E
006	111800	0646	4/25/06	\$2,000,000	2960	0	11	1927	3	15361	N	N	2021 BROADMOOR DR E
006	111800	1295	3/28/05	\$1,820,000	3000	540	11	1940	4	11098	N	N	1633 BROADMOOR DR E
006	111800	0715	7/28/04	\$1,675,000	3040	600	11	1928	4	9217	N	N	1804 BLENHEIM DR E
006	111800	0295	11/20/06	\$1,949,500	3260	1200	11	1928	3	7173	N	N	2002 BROADMOOR DR E
006	111800	0320	4/12/04	\$1,822,000	3270	750	11	1939	4	11765	N	N	2110 WAVERLY WAY E
006	111800	0110	5/9/05	\$1,630,000	3310	0	11	1935	3	13586	N	N	1404 BROADMOOR DR E
006	111800	1105	1/7/05	\$2,600,000	3360	400	11	1928	4	8277	N	N	1703 PARKSIDE DR E
006	111800	0340	5/10/04	\$1,900,000	3450	300	11	1927	4	11265	N	N	2208 WAVERLY WAY E
006	111800	1990	7/27/06	\$3,200,000	3850	1000	11	1930	5	10652	N	N	1253 PARKSIDE DR E
006	111800	0930	6/7/05	\$2,550,000	4070	960	11	1928	4	7679	N	N	2044 PARKSIDE DR E
006	111800	1380	5/24/05	\$1,923,000	4090	480	11	1936	4	11305	N	N	1419 BROADMOOR DR E
006	111800	0470	1/3/05	\$2,125,000	5020	1030	11	1929	3	13099	N	N	3302 E SHORE DR
006	111800	1710	12/27/04	\$3,680,000	5040	1770	11	1925	4	16065	N	N	1239 SHENANDOAH DR E
006	111800	0855	4/25/06	\$4,200,000	5020	460	12	1927	3	15427	N	N	1905 BLENHEIM DR E
007	533220	0245	6/26/04	\$401,000	940	870	6	1990	3	3298	N	N	3119 E WARD ST
007	438570	1500	7/26/06	\$636,700	700	0	7	1940	3	2600	N	N	2333 41ST AVE E
007	438570	0545	1/5/05	\$627,000	840	310	7	1940	3	4000	N	N	2001 41ST AVE E
007	228890	0145	8/9/05	\$713,000	910	220	7	1941	3	4000	N	N	2057 MCGILVRA BLVD E
007	438570	0955	9/2/05	\$742,500	910	0	7	1939	3	6000	N	N	2050 42ND AVE E
007	533220	0320	2/3/06	\$699,720	1000	1140	7	1991	3	5000	N	N	1031 32ND AVE E
007	531810	0735	10/24/06	\$750,000	1010	0	7	1941	3	6120	N	N	1510 37TH AVE E
007	438570	0285	10/19/04	\$440,000	1030	190	7	1941	3	4400	N	N	1806 MCGILVRA BLVD E
007	501700	0255	5/11/04	\$580,000	1070	180	7	1920	4	4080	N	N	831 33RD AVE E
007	531610	0840	12/14/04	\$760,000	1080	0	7	1929	3	2400	N	N	4223 E LEE ST
007	501700	0555	6/29/05	\$568,000	1110	0	7	2004	3	6190	N	N	3203 E MADISON ST
007	531810	0175	5/10/05	\$650,000	1130	0	7	1928	3	3600	N	N	1535 42ND AVE E
007	438670	0105	10/18/04	\$685,000	1220	0	7	1954	4	4000	N	N	2021 MCGILVRA BLVD E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	531810	1075	11/3/04	\$730,000	1230	400	7	1938	4	4800	N	N	1629 MCGILVRA BLVD E
007	438670	0031	12/21/04	\$595,000	1240	0	7	1948	4	4000	N	N	1823 MCGILVRA BLVD E
007	531810	0690	6/7/06	\$650,000	1310	0	7	1949	3	3600	N	N	3701 E GARFIELD ST
007	531810	1330	8/1/06	\$825,000	1350	0	7	1920	3	5535	N	N	1612 42ND AVE E
007	531810	0005	1/27/04	\$650,000	1520	400	7	1926	4	3600	N	N	4101 E GARFIELD ST
007	228890	0110	8/17/06	\$859,900	1850	340	7	1942	4	4000	N	N	2033 MCGILVRA BLVD E
007	501700	0580	12/14/04	\$430,000	1880	430	7	1979	3	3000	N	N	3217 E MADISON ST
007	531610	0495	1/17/06	\$1,420,000	2330	0	7	1905	3	7800	N	N	1219 38TH AVE E
007	438570	0765	4/26/06	\$691,000	770	600	8	1988	3	3850	N	N	2015 42ND AVE E
007	438570	0765	5/3/04	\$560,000	770	600	8	1988	3	3850	N	N	2015 42ND AVE E
007	438670	0060	5/1/06	\$837,500	870	500	8	1937	5	4000	N	N	1849 MCGILVRA BLVD E
007	438570	0585	5/25/04	\$485,000	890	0	8	1927	3	4000	N	N	2033 41ST AVE E
007	438570	0700	10/13/04	\$583,000	910	0	8	1926	3	4000	N	N	2016 41ST AVE E
007	438570	0860	12/19/06	\$820,000	990	250	8	1927	3	4400	N	N	2049 42ND AVE E
007	438570	0010	1/3/06	\$610,000	1000	0	8	1926	4	4000	N	N	1860 41ST AVE E
007	438570	0260	6/5/06	\$740,000	1040	500	8	1931	3	4000	N	N	1826 MCGILVRA BLVD E
007	438670	0095	4/12/05	\$725,000	1130	1090	8	1972	3	4000	N	N	2005 MCGILVRA BLVD E
007	438570	0295	12/1/04	\$495,000	1170	320	8	1946	3	3180	N	N	1638 MCGILVRA BLVD E
007	438570	0205	6/30/04	\$585,000	1170	520	8	1939	4	4000	N	N	1864 MCGILVRA BLVD E
007	531810	1300	10/13/06	\$750,000	1230	360	8	1994	3	2335	N	N	1626 42ND AVE E
007	438570	0275	8/15/06	\$780,000	1290	150	8	1939	3	4080	N	N	1814 MCGILVRA BLVD E
007	438570	0275	2/11/05	\$745,000	1290	150	8	1939	3	4080	N	N	1814 MCGILVRA BLVD E
007	438570	0495	10/27/05	\$735,700	1300	320	8	1949	3	4000	N	N	2036 MCGILVRA BLVD E
007	533220	0360	11/29/04	\$875,000	1300	1590	8	1968	5	4800	N	N	1003 32ND AVE E
007	438570	0030	10/2/06	\$898,000	1310	530	8	1926	4	4000	N	N	1844 41ST AVE E
007	531810	1302	11/5/04	\$575,000	1320	310	8	1994	3	1602	N	N	1624 A 42ND AVE E
007	531810	0615	5/3/05	\$697,500	1340	0	8	1922	4	4142	N	N	3812 E MADISON ST
007	501700	0465	8/11/05	\$584,950	1430	0	8	2000	3	4567	N	N	626 32ND AVE E
007	108400	0006	10/30/06	\$1,100,000	1440	480	8	1951	4	5500	N	N	1871 40TH AVE E
007	501700	0165	12/15/04	\$665,000	1460	840	8	1906	4	4200	N	N	1024 32ND AVE E
007	533220	0335	3/15/05	\$595,000	1470	1020	8	1984	3	4000	N	N	1023 32ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	632100	0086	11/1/06	\$650,000	1480	0	8	1906	3	4000	N	N	1708 MADRONA DR
007	195470	0365	6/9/04	\$599,000	1490	240	8	1930	3	3900	N	N	1802 MADRONA DR
007	531810	1240	10/3/06	\$740,000	1500	0	8	1981	4	2400	N	N	1623 42ND AVE E
007	531810	1240	4/23/04	\$585,000	1500	0	8	1981	4	2400	N	N	1623 42ND AVE E
007	531810	1195	4/20/04	\$799,999	1540	820	8	1917	5	3600	N	N	1600 41ST AVE E
007	438570	0265	3/4/04	\$675,500	1540	800	8	1931	5	4000	N	N	1822 MCGILVRA BLVD E
007	108400	0007	11/27/06	\$1,030,000	1600	360	8	1951	3	6600	N	N	1865 40TH AVE E
007	501700	0395	1/12/06	\$735,000	1600	0	8	1908	3	4420	N	N	3204 E MERCER ST
007	531810	0110	7/26/05	\$852,008	1610	0	8	1983	3	3600	N	N	4116 E GALER ST
007	438570	1330	6/29/04	\$750,000	1630	930	8	1928	4	4400	N	N	2317 42ND AVE E
007	438570	1450	12/1/06	\$895,000	1660	0	8	1926	3	4000	N	N	2303 41ST AVE E
007	195470	0385	6/2/05	\$800,000	1660	240	8	1929	3	6351	N	N	1810 MADRONA DR
007	531810	0420	7/21/05	\$1,035,000	1670	700	8	1923	4	5887	N	N	3909 E MADISON ST
007	531810	1765	9/23/04	\$850,000	1670	0	8	1912	4	5400	N	N	1811 38TH AVE E
007	531610	0450	6/8/04	\$875,000	1720	0	8	1929	5	3850	N	N	3708 E HIGHLAND DR
007	438670	0110	4/6/06	\$800,000	1780	600	8	1947	3	5000	N	N	2327 MCGILVRA BLVD E
007	531610	0935	7/8/04	\$1,025,000	1810	1330	8	1948	4	9750	Y	N	1121 MCGILVRA BLVD E
007	438570	1455	11/16/05	\$996,049	1830	0	8	1927	5	4000	N	N	2305 41ST AVE E
007	438570	0270	10/2/06	\$1,080,000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BLVD E
007	438570	1260	6/21/05	\$925,000	1930	420	8	1927	4	4000	N	N	2330 41ST AVE E
007	531810	1815	6/3/05	\$900,500	1930	760	8	1993	4	3570	N	N	3715 E HOWE ST
007	438570	0270	2/23/06	\$935,000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BLVD E
007	531610	0320	10/27/05	\$1,100,000	2000	700	8	1910	5	2820	N	N	3814 E LEE ST
007	228890	0080	1/12/06	\$1,035,000	2000	180	8	1931	5	6000	N	N	2337 MCGILVRA BLVD E
007	531810	0230	11/2/05	\$1,215,000	2020	0	8	1994	3	5200	N	N	1524 MCGILVRA BLVD E
007	531810	1683	5/25/04	\$550,000	2020	0	8	1981	3	3600	N	N	1824 37TH AVE E
007	531810	1880	6/22/06	\$1,231,900	2040	0	8	1957	4	9000	N	N	1910 37TH PL E
007	133030	0055	7/13/04	\$828,000	2060	0	8	1963	3	8550	N	N	2210 40TH AVE E
007	411460	0395	3/10/06	\$2,295,000	2110	0	8	1948	4	23050	Y	Y	3812 E MCGILVRA ST
007	533220	0435	3/1/06	\$895,000	2190	110	8	1935	4	4800	N	N	1031 31ST AVE E
007	501700	0005	8/24/04	\$710,000	2260	0	8	1911	4	7200	N	N	1149 33RD AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	438570	0630	6/23/05	\$740,000	2260	0	8	1927	3	4000	N	N	2069 41ST AVE E
007	133030	0300	6/15/06	\$860,000	2290	0	8	1959	3	8550	N	N	2221 38TH PL E
007	531810	0620	3/28/05	\$768,500	2310	710	8	1994	4	3949	N	N	3808 E MADISON ST
007	228890	0065	11/7/05	\$965,000	2500	410	8	1997	3	5300	N	N	2315 MCGILVRA BLVD E
007	918570	0460	8/22/06	\$2,100,000	2659	0	8	2005	3	7200	N	N	1032 36TH AVE E
007	501700	0440	8/26/05	\$697,000	1310	620	9	1980	3	6975	N	N	3216 E MERCER ST
007	531610	0835	2/1/05	\$899,000	1340	300	9	1987	3	2400	N	N	4233 E LEE ST
007	501700	0490	8/18/04	\$621,676	1340	460	9	1985	3	6037	Y	N	638 32ND AVE E
007	531610	0735	6/30/05	\$825,000	1350	0	9	1987	3	3200	N	N	1226 41ST AVE E
007	531610	0735	1/15/04	\$680,000	1350	0	9	1987	3	3200	N	N	1226 41ST AVE E
007	531610	0780	4/28/05	\$1,242,500	1440	500	9	1965	4	3200	N	N	4100 E HIGHLAND DR
007	501700	0200	12/12/06	\$820,000	1450	0	9	2000	3	5320	N	N	1106 32ND AVE E
007	501700	0200	3/10/06	\$772,000	1450	0	9	2000	3	5320	N	N	1106 32ND AVE E
007	438670	0055	6/13/06	\$953,500	1460	0	9	1931	4	4000	N	N	1843 MCGILVRA BLVD E
007	531710	0575	5/24/05	\$1,010,000	1460	600	9	1981	3	4202	Y	N	626 HILLSIDE DR E
007	108400	0069	4/6/06	\$1,100,000	1470	340	9	1950	3	7150	N	N	1809 40TH AVE E
007	438570	0820	2/18/05	\$600,000	1490	0	9	1986	3	3300	N	N	2033 42ND AVE E
007	501700	0510	11/17/05	\$789,000	1600	580	9	1984	3	5994	Y	N	642 32ND AVE E
007	438570	0430	11/15/05	\$900,000	1660	920	9	1975	5	4000	N	N	1861 41ST AVE E
007	438570	0420	8/12/04	\$680,000	1710	0	9	1982	4	4000	N	N	1853 41ST AVE E
007	531810	1634	4/16/04	\$840,000	1780	320	9	1987	4	5400	N	N	1819 39TH AVE E
007	133030	0011	11/19/04	\$875,000	1850	0	9	1966	3	8555	N	N	2406 40TH AVE E
007	133030	0011	5/17/04	\$836,000	1850	0	9	1966	3	8555	N	N	2406 40TH AVE E
007	438570	0605	2/26/04	\$590,000	1870	710	9	1992	3	4000	N	N	2049 41ST AVE E
007	531610	0595	7/22/05	\$1,600,000	1910	830	9	1926	3	7800	Y	N	1220 39TH AVE E
007	531810	0440	10/5/04	\$915,000	1950	150	9	1925	5	3600	Y	N	1502 39TH AVE E
007	531810	0430	6/8/04	\$1,000,000	1960	150	9	1922	5	7457	Y	N	1508 39TH AVE E
007	228890	0025	8/18/05	\$1,400,000	2010	1240	9	1958	4	9275	N	N	3838 E MCGILVRA ST
007	501700	0070	2/16/06	\$1,030,000	2020	1000	9	2005	3	4500	N	N	1109 33RD AVE E
007	133030	0106	10/6/04	\$1,590,000	2030	1100	9	2000	3	7700	N	N	3823 E MCGILVRA ST
007	531610	0106	3/18/04	\$1,050,000	2110	300	9	2003	3	3600	N	N	4115 E GALER ST

Improved Sales Used in this Annual Update Analysis
Area 14
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	411460	0765	6/16/06	\$5,075,000	2130	830	9	1936	4	5900	Y	Y	482 39TH AVE E
007	411460	0765	9/13/04	\$4,111,100	2130	830	9	1936	4	5900	Y	Y	482 39TH AVE E
007	438570	1535	9/24/04	\$1,075,000	2140	500	9	2002	3	3600	N	N	2349 41ST AVE E
007	501700	0075	2/16/06	\$925,000	2160	680	9	2005	3	4502	N	N	1107 33RD AVE E
007	918570	0030	5/9/05	\$975,000	2200	0	9	1964	3	7200	Y	N	614 33RD AVE E
007	660000	0311	10/25/04	\$850,000	2210	0	9	1959	4	6668	N	N	529 36TH AVE E
007	531710	0481	5/17/05	\$1,650,000	2220	1150	9	1979	4	8148	Y	N	819 HILLSIDE DR E
007	531810	0865	5/19/05	\$962,500	2230	0	9	1999	3	6000	N	N	1608 38TH AVE E
007	438570	1520	12/11/06	\$1,150,000	2250	0	9	1997	3	3400	N	N	2343 41ST AVE E
007	133030	0036	6/16/05	\$780,000	2260	0	9	1963	3	7790	N	N	2238 40TH AVE E
007	133030	0420	10/21/04	\$845,000	2280	0	9	1960	4	8000	N	N	2144 38TH AVE E
007	531810	1555	6/28/04	\$890,000	2290	1000	9	1909	4	3600	N	N	1816 38TH AVE E
007	533220	0415	3/10/04	\$700,000	2320	0	9	1996	3	3753	N	N	1040 WASHINGTON PL E
007	133030	0481	2/10/05	\$1,250,000	2340	0	9	1961	5	8075	N	N	2249 39TH AVE E
007	438570	0910	10/12/05	\$990,000	2370	0	9	1994	4	4437	N	N	2068 42ND AVE E
007	531810	0840	12/16/04	\$835,000	2370	640	9	1999	3	3600	N	N	1622 38TH AVE E
007	918570	0550	1/6/05	\$1,600,000	2400	360	9	1939	3	7200	N	N	1108 36TH AVE E
007	133030	0520	9/20/06	\$1,575,000	2420	0	9	1959	4	8550	N	N	2216 38TH PL E
007	533220	0417	6/13/06	\$1,037,000	2490	0	9	1996	3	4013	N	N	1044 WASHINGTON PL E
007	531610	0240	3/24/06	\$1,325,000	2490	0	9	1985	3	7200	Y	N	1409 MCGILVRA BLVD E
007	133030	0416	4/20/05	\$1,195,000	2530	0	9	1956	4	9000	N	N	2136 38TH AVE E
007	632100	0095	7/3/06	\$1,495,000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
007	632100	0095	6/20/05	\$1,420,000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
007	133030	0570	11/30/05	\$1,223,500	2560	400	9	1977	4	8039	N	N	2260 39TH AVE E
007	133030	0231	2/3/06	\$1,400,000	2590	0	9	1957	3	9600	N	N	2181 38TH AVE E
007	531810	0485	6/20/06	\$1,150,000	2590	850	9	1979	3	5400	N	N	1515 MCGILVRA BLVD E
007	533220	0416	4/23/04	\$750,000	2599	0	9	1997	3	3803	N	N	1038 WASHINGTON PL E
007	632100	0060	4/3/06	\$1,900,000	2600	490	9	1926	3	9450	Y	N	1730 EVERGREEN PL
007	531610	0350	10/19/05	\$1,585,000	2610	0	9	1985	4	7200	Y	N	1427 39TH AVE E
007	133030	0556	10/14/05	\$1,490,000	2660	0	9	1958	4	9103	N	N	2300 38TH PL E
007	133030	0590	8/16/06	\$1,638,000	2670	0	9	1978	4	8640	N	N	2224 39TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	531810	1030	3/1/05	\$1,250,000	2870	1390	9	1907	5	8400	N	N	1611 MCGILVRA BLVD E
007	660000	0427	8/7/06	\$1,845,000	2880	0	9	1927	3	11416	Y	N	344 MCGILVRA BLVD E
007	531610	0430	7/28/06	\$1,800,000	2960	0	9	1918	4	10800	N	N	3711 E MADISON ST
007	195470	0706	4/11/06	\$2,305,000	3030	750	9	2005	3	9009	Y	N	153 MADRONA PL E
007	501700	0450	4/15/06	\$1,450,000	3050	1380	9	2000	3	6453	N	N	3220 E MERCER ST
007	501700	0450	5/24/04	\$905,000	3050	1380	9	2000	3	6453	N	N	3220 E MERCER ST
007	133030	0081	7/31/06	\$1,600,000	3090	0	9	1962	4	10980	N	N	2110 40TH AVE E
007	195470	0590	2/23/05	\$1,250,000	3130	0	9	1925	4	9970	Y	N	125 MAIDEN LN E
007	918570	0090	7/24/06	\$1,800,000	3220	0	9	1940	4	7200	N	N	614 34TH AVE E
007	918570	0110	4/13/05	\$1,490,000	3220	0	9	1910	3	7200	N	N	611 36TH AVE E
007	531710	0618	3/16/06	\$1,969,096	3260	380	9	1947	5	7000	Y	N	453 MCGILVRA BLVD E
007	531610	1045	11/2/05	\$1,750,000	3430	120	9	1926	3	9600	N	N	1103 38TH AVE E
007	438570	0775	7/22/05	\$725,000	1420	0	10	1987	4	2970	N	N	2017 42ND AVE E
007	531810	0115	7/31/06	\$1,590,000	1970	750	10	2003	3	3600	N	N	1507 42ND AVE E
007	531810	1565	9/22/06	\$1,575,000	2150	830	10	1999	3	3600	N	N	1820 38TH AVE E
007	438570	1090	9/2/04	\$939,000	2160	710	10	1994	3	4800	N	N	2324 42ND AVE E
007	531610	0645	4/4/05	\$1,450,000	2180	990	10	1926	5	7800	N	N	1233 MCGILVRA BLVD E
007	531710	0545	9/6/05	\$1,650,000	2250	1050	10	1976	2	6671	Y	N	644 HILLSIDE DR E
007	531810	1570	10/25/04	\$999,000	2330	920	10	1999	3	3600	N	N	1814 38TH AVE E
007	531810	0645	4/25/06	\$1,400,000	2400	670	10	1927	4	5850	N	N	1523 39TH AVE E
007	133030	0450	9/3/04	\$1,330,000	2440	0	10	1967	4	7508	N	N	2320 38TH AVE E
007	531610	0970	7/29/04	\$3,395,000	2570	1780	10	1936	5	7200	Y	N	1116 38TH AVE E
007	531710	0504	4/15/05	\$1,800,000	2620	340	10	2001	3	8809	Y	N	639 HILLSIDE DR E
007	531810	0891	5/10/04	\$1,068,000	2630	660	10	1978	4	7200	N	N	1615 39TH AVE E
007	195470	0465	9/22/06	\$1,950,000	2640	640	10	1923	5	7860	Y	N	240 DORFFEL DR E
007	195470	0465	7/12/04	\$1,750,000	2640	640	10	1923	5	7860	Y	N	240 DORFFEL DR E
007	531810	1230	3/8/04	\$1,300,000	2660	1100	10	2003	3	4800	N	N	1619 42ND AVE E
007	438570	1060	11/1/06	\$1,501,000	2670	380	10	2006	3	3000	N	N	2348 42ND AVE E
007	438570	1075	7/22/04	\$940,000	2700	0	10	1989	3	5760	N	N	2338 42ND AVE E
007	531710	0740	8/24/06	\$1,645,000	2740	400	10	1927	5	6912	Y	N	711 MCGILVRA BLVD E
007	531710	0740	12/16/04	\$1,560,000	2740	400	10	1927	5	6912	Y	N	711 MCGILVRA BLVD E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	438570	1350	5/9/05	\$1,177,000	2810	0	10	1995	3	4400	N	N	2333 42ND AVE E
007	133030	0050	3/6/06	\$1,485,000	2834	0	10	1970	3	8455	N	N	2220 40TH AVE E
007	531810	0965	1/10/06	\$1,500,000	2860	700	10	2005	3	3600	N	N	1624 39TH AVE E
007	438570	0785	12/19/05	\$825,000	2890	0	10	1988	3	3847	N	N	2023 42ND AVE E
007	108400	0086	8/24/04	\$1,030,000	2920	1570	10	2002	3	5000	N	N	4003 E NEWTON ST
007	632100	0085	5/26/04	\$1,162,000	2970	0	10	1913	4	6113	N	N	3852 E OLIVE ST
007	133030	0211	10/4/05	\$1,500,000	3010	0	10	2005	3	5850	N	N	2315 38TH AVE E
007	533220	0260	12/19/06	\$1,225,000	3039	0	10	1993	3	5456	N	N	836 31ST AVE E
007	195470	0530	8/12/05	\$1,200,000	3040	0	10	1904	3	8794	N	N	3722 E JOHN ST
007	438570	1105	7/28/04	\$930,000	3080	0	10	1998	3	4800	N	N	2312 42ND AVE E
007	133030	0330	4/10/06	\$1,600,000	3090	0	10	1992	3	11324	N	N	3851 E BOSTON ST
007	411460	0915	11/17/05	\$4,200,000	3130	380	10	1929	3	13270	Y	Y	1726 HOWELL PL
007	411460	0915	9/29/04	\$3,250,000	3130	380	10	1929	3	13270	Y	Y	1726 HOWELL PL
007	531610	0665	2/24/04	\$1,700,000	3230	360	10	1938	4	10800	N	N	1212 MCGILVRA BLVD E
007	411460	0920	9/9/04	\$4,100,000	3310	0	10	1976	4	6000	Y	Y	1724 HOWELL PL
007	531710	0770	6/21/05	\$2,887,602	3430	200	10	1936	5	9017	Y	N	731 MCGILVRA BLVD E
007	133030	0665	7/28/06	\$1,950,000	3620	0	10	1962	4	8400	N	N	3811 E CROCKETT ST
007	531710	0750	11/28/05	\$3,850,000	3690	670	10	1926	5	24085	Y	N	715 MCGILVRA BLVD E
007	918570	0440	5/20/04	\$1,765,000	3800	0	10	1907	5	7200	N	N	1101 36TH AVE E
007	195470	0005	6/22/04	\$4,000,000	4300	0	10	1958	3	17219	Y	Y	230 40TH AVE E
007	918570	0470	4/8/05	\$3,425,000	4310	0	10	1911	5	14400	N	N	1018 36TH AVE E
007	531610	0620	10/27/04	\$3,300,000	5340	470	10	1928	5	15600	Y	N	1207 MCGILVRA BLVD E
007	531710	0745	5/24/06	\$1,900,000	2280	0	11	1929	4	5261	N	N	705 MCGILVRA BLVD E
007	531610	0165	6/14/06	\$1,550,000	2320	1020	11	2006	3	3600	N	N	1417 41ST AVE E
007	918570	0505	8/30/05	\$2,480,000	2580	1030	11	1930	5	7200	N	N	1015 37TH AVE E
007	531710	0595	6/10/04	\$1,800,000	2620	1130	11	2001	3	8742	Y	N	540 HILLSIDE DR E
007	918570	0355	3/24/04	\$1,800,000	2820	650	11	2000	3	6600	N	N	1044 34TH AVE E
007	531610	0385	5/5/04	\$1,089,668	2970	0	11	1991	3	10835	N	N	1400 37TH AVE E
007	531710	0830	8/3/04	\$3,175,000	3030	0	11	1926	5	17892	Y	N	800 39TH AVE E
007	501700	0315	11/17/05	\$1,645,000	3290	0	11	1987	4	5130	Y	N	639 33RD AVE E
007	531710	0525	8/17/05	\$2,262,500	3300	960	11	1991	3	11861	Y	N	600 HILLSIDE DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	195470	0350	1/5/06	\$1,890,000	3320	920	11	1906	4	8166	Y	N	119 39TH AVE E
007	195470	0350	12/17/04	\$1,850,000	3320	920	11	1906	4	8166	Y	N	119 39TH AVE E
007	981970	0020	6/8/05	\$1,920,000	3350	200	11	1994	3	7200	Y	N	1712 LAKE WASHINGTON BLVD
007	531610	0045	6/8/06	\$1,995,000	3540	600	11	2006	3	4800	N	N	1410 41ST AVE E
007	531710	0730	1/10/05	\$1,750,000	3590	0	11	1998	3	3244	Y	N	605 39TH AVE E
007	531710	0730	3/23/04	\$1,650,000	3590	0	11	1998	3	3244	Y	N	605 39TH AVE E
007	195470	0035	2/1/06	\$3,800,000	3650	1840	11	2006	3	12975	N	N	180 LAKE WASHINGTON BLVD E
007	918570	0290	4/4/05	\$3,985,000	4280	1640	11	1990	3	13997	N	N	811 34TH AVE E
007	918570	0290	4/15/04	\$3,787,500	4280	1640	11	1990	3	13997	N	N	811 34TH AVE E
007	918570	0050	10/3/06	\$3,320,000	4504	1700	11	2001	3	7200	Y	N	609 34TH AVE E
007	195470	0665	7/26/06	\$1,870,000	4820	0	11	1909	3	8240	N	N	101 MADRONA PL E
007	411460	0930	9/8/04	\$6,000,000	5220	0	11	2000	3	5610	Y	Y	1722 HOWELL PL
007	531610	0600	6/27/05	\$4,800,000	5220	1920	11	1988	3	15460	Y	N	1212 39TH AVE E
007	531610	0260	9/22/06	\$2,410,000	2390	1120	12	2003	3	3600	N	N	1425 MCGILVRA BLVD E
007	531610	0259	5/24/04	\$1,850,000	2390	1120	12	2003	3	3600	N	N	1429 MCGILVRA BLVD E
007	531710	0260	8/24/06	\$2,775,000	3310	0	12	1998	3	7800	Y	N	1017 MCGILVRA BLVD E
007	531610	1030	9/6/06	\$2,680,000	3810	1470	12	1992	3	7469	N	N	1114 37TH AVE E
007	660000	0020	9/21/04	\$9,000,000	4546	1810	12	1993	3	7125	Y	Y	456 39TH AVE E
007	531610	0235	7/18/06	\$4,399,000	4930	2040	13	2005	3	7200	Y	N	1403 MCGILVRA BLVD E
007	411460	0705	2/26/04	\$6,200,000	5060	800	13	2002	3	7482	Y	Y	1116 41ST AVE E
008	910300	0340	8/24/04	\$312,500	650	0	6	1904	3	4000	N	N	3612 E DENNY WAY
008	910300	0340	5/25/04	\$275,000	650	0	6	1904	3	4000	N	N	3612 E DENNY WAY
008	715170	0390	6/1/06	\$492,500	730	110	6	1907	3	5745	N	N	932 37TH AVE
008	910300	0415	3/2/06	\$427,000	840	0	6	1961	4	4000	N	N	3431 E FLORENCE CT
008	982920	1050	4/18/04	\$405,000	980	0	6	1910	4	6969	Y	N	143 EUCLID AVE
008	531710	0310	7/7/05	\$315,000	1010	0	6	1959	3	6240	N	N	321 33RD AVE E
008	982920	0980	3/30/05	\$450,000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WAY
008	982920	0980	8/20/04	\$399,500	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WAY
008	982920	0980	11/18/04	\$399,000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WAY
008	125120	0005	7/10/06	\$559,777	1750	310	6	1909	3	7560	Y	N	1102 33RD AVE S
008	125020	3055	1/14/04	\$396,000	660	0	7	1924	4	2400	Y	N	3412 S JACKSON ST

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	690920	0220	10/19/06	\$385,000	720	0	7	1941	3	4000	Y	N	1301 32ND AVE S
008	125020	1625	12/18/06	\$650,000	750	400	7	1921	3	3200	Y	N	510 31ST AVE S
008	632100	0275	11/23/04	\$505,000	750	470	7	1953	4	8780	N	N	1604 MADRONA DR
008	757570	0176	6/19/06	\$439,000	780	0	7	1926	4	3606	N	N	1720 34TH AVE
008	042404	9039	6/22/06	\$509,000	820	410	7	1924	3	2808	Y	N	3207 S CHARLES ST
008	042404	9039	8/26/04	\$406,000	820	410	7	1924	3	2808	Y	N	3207 S CHARLES ST
008	535020	0635	7/6/04	\$447,450	850	450	7	1930	5	3754	N	N	1117 NEWPORT WAY
008	125020	1995	11/23/04	\$366,000	860	0	7	1909	3	2490	Y	N	1111 33RD AVE S
008	125020	3935	5/12/04	\$432,500	940	0	7	1931	3	4800	Y	N	1509 36TH AVE S
008	125020	2035	4/18/05	\$500,000	960	440	7	1924	4	4150	Y	N	1307 33RD AVE S
008	660000	0327	2/21/06	\$629,950	960	730	7	2005	3	3422	N	N	3611 E HARRISON ST
008	125020	3925	12/7/04	\$406,000	960	0	7	1931	3	4800	Y	N	1511 36TH AVE S
008	125020	2115	7/17/06	\$615,000	990	600	7	1954	3	5100	Y	N	1401 33RD AVE S
008	125020	1960	9/15/05	\$525,000	1000	0	7	1953	3	4920	Y	N	909 33RD AVE S
008	660000	0100	10/6/05	\$660,000	1010	280	7	1949	3	6466	Y	N	317 34TH AVE E
008	660000	0100	1/30/04	\$490,000	1010	280	7	1949	3	6466	Y	N	317 34TH AVE E
008	034500	0320	6/25/04	\$482,000	1050	0	7	1901	5	1800	Y	N	3617 E CHERRY ST
008	125070	0025	8/22/06	\$530,000	1070	0	7	1919	3	4200	N	N	712 LAKE WASHINGTON BLVD S
008	910300	0264	2/24/06	\$445,200	1070	0	7	1918	3	1645	N	N	178 35TH AVE E
008	125070	0025	6/2/06	\$400,000	1070	0	7	1919	3	4200	N	N	712 LAKE WASHINGTON BLVD S
008	910300	0560	9/18/06	\$655,000	1080	0	7	1914	3	3368	N	N	1814 34TH AVE
008	910300	0560	9/8/05	\$403,100	1080	0	7	1914	3	3368	N	N	1814 34TH AVE
008	982920	0145	4/29/05	\$659,000	1090	700	7	1941	3	4050	Y	N	401 LAKE WASHINGTON BLVD
008	447340	0205	9/18/06	\$655,000	1110	0	7	1922	4	4000	Y	N	3206 S DEARBORN ST
008	400300	0285	9/21/05	\$584,950	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
008	034500	0485	7/29/05	\$675,000	1180	600	7	1927	3	3790	Y	N	707 37TH AVE
008	063500	0070	3/24/05	\$350,000	1180	430	7	1906	3	3000	N	N	3515 S MAIN ST
008	447340	0175	1/26/04	\$445,000	1190	0	7	1922	4	4000	Y	N	3209 S LANE ST
008	982920	0860	8/27/04	\$429,777	1200	600	7	1951	3	6577	N	N	159 ERIE AVE
008	125070	0040	8/31/05	\$416,600	1240	0	7	1900	3	3200	Y	N	3412 S DEARBORN ST
008	808340	0105	4/27/05	\$500,000	1260	130	7	1957	3	5500	N	N	429 33RD AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	177850	0521	10/27/05	\$599,950	1280	0	7	2000	3	4000	N	N	194 36TH AVE E
008	981970	0155	11/15/04	\$760,000	1290	600	7	1908	4	8831	N	N	1100 37TH AVE
008	125020	3270	11/11/04	\$479,000	1290	1000	7	1965	3	7200	N	N	515 35TH AVE S
008	034200	0036	8/4/04	\$449,000	1320	0	7	1994	3	1800	N	N	3404 E CHERRY ST
008	447340	0070	7/21/05	\$645,000	1360	1220	7	1984	3	4000	Y	N	702 31ST AVE S
008	660000	0200	4/21/04	\$375,000	1380	0	7	1971	3	6465	N	N	3332 E REPUBLICAN ST
008	125020	3800	1/28/05	\$680,000	1390	0	7	1925	3	7200	Y	N	3503 S MASSACHUSETTS ST
008	125020	3800	1/22/04	\$410,000	1390	0	7	1925	3	7200	Y	N	3503 S MASSACHUSETTS ST
008	125020	3335	3/7/05	\$707,000	1440	700	7	1952	3	7200	Y	N	841 LAKESIDE AVE S
008	125020	3856	6/29/06	\$690,000	1530	580	7	1928	3	3000	Y	N	3515 S MASSACHUSETTS ST
008	034200	0015	6/17/04	\$400,000	1570	0	7	1919	3	6000	N	N	712 34TH AVE
008	910300	0586	9/28/05	\$575,000	1610	0	7	1914	4	3357	N	N	3418 E HOWELL ST
008	035700	0135	6/10/05	\$650,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	035700	0135	12/7/06	\$650,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	035700	0135	2/14/05	\$400,000	1670	0	7	1915	3	5100	N	N	1114 32ND AVE S
008	142220	0155	7/7/04	\$530,000	1670	770	7	1920	3	5051	Y	N	603 38TH AVE
008	016100	0120	4/12/06	\$665,000	1730	0	7	1910	4	4000	Y	N	1711 32ND AVE S
008	660000	0105	5/4/05	\$638,000	1730	930	7	1961	3	7127	N	N	305 34TH AVE E
008	125020	3220	11/8/04	\$488,000	1790	0	7	1942	5	4050	N	N	539 35TH AVE S
008	341660	0180	10/25/06	\$849,000	1800	0	7	1935	4	3500	Y	N	114 LAKE DELL AVE
008	320090	0032	11/17/05	\$875,000	1920	0	7	1921	5	4000	N	N	617 35TH AVE
008	535120	0305	11/3/04	\$480,000	2030	0	7	1937	4	5700	Y	N	1502 MADRONA DR
008	035700	0175	9/8/04	\$450,000	900	700	8	1950	4	3500	Y	N	3202 S JUDKINS ST
008	690920	0335	4/25/05	\$423,000	980	450	8	1996	3	2003	N	N	1362 31ST AVE S
008	690920	0340	1/20/05	\$402,350	980	450	8	1996	3	2003	N	N	1360 31ST AVE S
008	660000	0210	5/6/05	\$549,000	1020	750	8	1944	5	5543	N	N	3330 E REPUBLICAN ST
008	982920	0960	11/9/05	\$462,000	1020	980	8	1905	3	5580	Y	N	169 POWER AVE
008	447340	0195	6/22/05	\$550,000	1030	1030	8	1926	4	3650	Y	N	3214 S DEARBORN ST
008	535020	1170	5/6/04	\$474,200	1040	350	8	1933	3	4100	N	N	1433 MADRONA DR
008	660000	0095	4/26/06	\$690,000	1100	1030	8	1949	3	6720	Y	N	323 34TH AVE E
008	982920	0915	6/23/04	\$675,000	1130	1130	8	1941	5	4550	Y	N	111 LAKE WASHINGTON BLVD

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	982920	0415	1/26/06	\$675,000	1133	773	8	1928	4	4218	Y	N	333 ERIE AVE
008	715170	0575	8/24/06	\$700,000	1150	0	8	1979	3	4000	Y	N	1133 37TH AVE
008	535120	0185	5/27/06	\$580,000	1170	620	8	1909	5	4000	Y	N	1511 MADRONA DR
008	982920	0819	12/7/06	\$660,000	1190	380	8	1960	3	4500	N	N	103 ERIE AVE
008	918470	0340	6/21/06	\$1,005,000	1190	920	8	1959	4	6000	Y	N	921 36TH AVE
008	918470	0340	10/13/06	\$975,000	1190	920	8	1959	4	6000	Y	N	921 36TH AVE
008	982920	0819	3/21/05	\$516,000	1190	380	8	1960	3	4500	N	N	103 ERIE AVE
008	427890	0110	11/7/05	\$777,500	1220	0	8	1984	3	3216	Y	N	3333 E TERRACE ST
008	125020	2715	4/5/05	\$535,000	1240	0	8	1943	4	3927	Y	N	907 34TH AVE S
008	414180	0155	2/26/05	\$475,000	1250	390	8	1940	3	4000	N	N	1521 36TH AVE
008	125020	1983	7/12/05	\$599,500	1280	0	8	1928	4	2490	Y	N	3227 S NORMAN ST
008	918470	0790	12/27/05	\$575,000	1290	0	8	1904	3	4500	N	N	819 35TH AVE
008	009700	0025	4/4/05	\$495,000	1310	0	8	1911	3	3300	N	N	1516 34TH AVE
008	910300	0180	4/14/04	\$649,000	1310	500	8	1910	4	4155	N	N	135 34TH AVE E
008	125020	4895	3/31/05	\$565,000	1310	260	8	1952	3	6120	Y	N	1431 LAKESIDE AVE S
008	042404	9026	6/29/04	\$717,000	1330	940	8	1952	4	5712	Y	N	834 32ND AVE S
008	982920	0910	1/22/04	\$525,000	1330	0	8	1900	3	6660	Y	N	3440 E YESLER WAY
008	194730	0200	5/5/06	\$605,000	1330	480	8	1978	4	7249	N	N	3503 E ALDER ST
008	535020	0995	4/26/04	\$605,000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AVE
008	400300	0120	5/4/06	\$594,000	1350	0	8	1985	3	4178	N	N	3510 E SPRUCE ST
008	009700	0015	8/18/05	\$549,950	1360	190	8	1911	4	3300	N	N	1522 34TH AVE
008	910300	0555	3/9/06	\$678,000	1360	910	8	2005	3	3368	N	N	1818 34TH AVE
008	535020	0010	12/13/06	\$926,000	1390	420	8	1922	5	3060	Y	N	1516 37TH AVE
008	535120	0180	9/14/06	\$547,000	1390	0	8	1909	3	3800	Y	N	1507 MADRONA DR
008	982920	0560	6/21/04	\$765,000	1390	990	8	1977	4	6180	Y	N	219 LAKE WASHINGTON BLVD
008	910300	0145	10/12/06	\$615,000	1400	700	8	1950	3	3893	N	N	3310 E DENNY WAY
008	211020	0245	3/24/04	\$400,000	1420	0	8	1908	3	3000	N	N	726 34TH AVE
008	715320	0120	2/16/05	\$699,000	1420	1000	8	1925	4	4558	Y	N	1435 36TH AVE
008	515770	0235	6/28/06	\$695,000	1430	280	8	1947	3	6420	N	N	816 34TH AVE
008	982920	0785	7/11/05	\$510,000	1450	0	8	1913	4	2190	Y	N	166 ERIE AVE
008	910300	0140	8/18/06	\$755,000	1460	600	8	1924	4	3397	N	N	115 34TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	715320	0150	12/22/04	\$717,000	1480	0	8	1910	4	5300	Y	N	1419 36TH AVE
008	660000	0335	2/24/05	\$701,950	1490	600	8	1962	4	8320	N	N	320 36TH AVE E
008	535120	0250	5/23/06	\$750,000	1500	200	8	1923	4	5437	Y	N	1538 GRAND AVE
008	194730	0005	1/21/05	\$650,000	1510	310	8	1907	5	2970	N	N	277 LAKE DELL AVE
008	447340	0120	8/22/05	\$610,000	1550	390	8	1961	4	8400	Y	N	715 32ND AVE S
008	125020	2025	5/13/05	\$586,800	1560	0	8	1902	3	4980	Y	N	3220 S JUDKINS ST
008	400300	0240	11/8/05	\$545,000	1570	0	8	1985	3	6074	Y	N	232 LAKE DELL AVE
008	125020	1640	8/30/04	\$614,000	1600	940	8	1905	4	7200	Y	N	526 31ST AVE S
008	535120	0210	11/30/05	\$770,000	1610	0	8	1904	5	5100	Y	N	1525 MADRONA DR
008	757670	0131	7/12/06	\$859,000	1620	0	8	1919	3	3710	N	N	1715 37TH AVE
008	125020	1875	6/15/05	\$675,000	1640	0	8	1911	4	4860	Y	N	717 33RD AVE S
008	125020	2620	10/12/06	\$700,000	1640	0	8	1927	3	4800	Y	N	1310 33RD AVE S
008	125120	0092	12/7/05	\$760,000	1640	740	8	1930	5	5250	Y	N	3312 S JUDKINS ST
008	125020	1875	5/14/04	\$585,000	1640	0	8	1911	4	4860	Y	N	717 33RD AVE S
008	535020	0600	1/14/05	\$675,000	1640	500	8	1908	4	3465	Y	N	1132 38TH AVE
008	125020	3165	2/4/05	\$647,500	1650	950	8	1928	4	3600	Y	N	419 35TH AVE S
008	125020	3290	6/29/06	\$1,039,000	1680	810	8	1941	5	4725	Y	N	808 34TH AVE S
008	632100	0190	11/7/05	\$500,000	1680	0	8	1906	4	4704	N	N	1719 MADRONA DR
008	757620	0100	10/2/06	\$849,000	1690	0	8	1908	5	4360	N	N	1626 34TH AVE
008	757620	0100	6/22/05	\$735,000	1690	0	8	1908	5	4360	N	N	1626 34TH AVE
008	411460	1510	3/29/06	\$1,950,000	1690	1400	8	1947	3	7920	Y	Y	920 LAKESIDE AVE S
008	757620	0090	9/14/04	\$560,000	1690	0	8	1909	4	4000	N	N	1634 34TH AVE
008	910300	0375	12/9/05	\$510,000	1690	0	8	1913	3	4000	N	N	3414 E DENNY WAY
008	982920	0065	7/21/06	\$775,000	1710	0	8	1927	5	6187	Y	N	520 WELLINGTON AVE
008	982920	0150	7/25/05	\$799,000	1720	500	8	1962	5	2492	Y	N	403 LAKE WASHINGTON BLVD
008	535020	0610	1/29/04	\$574,000	1720	810	8	1909	4	3250	Y	N	1128 38TH AVE
008	600650	0060	9/21/04	\$505,000	1720	400	8	1919	4	4200	Y	N	821 34TH AVE S
008	910300	0575	11/16/05	\$635,000	1740	0	8	1918	5	3469	N	N	3404 E HOWELL ST
008	414180	0220	5/10/06	\$1,040,000	1750	0	8	1926	3	5000	N	N	1619 36TH AVE
008	502690	0035	3/24/06	\$735,000	1760	500	8	1908	3	4560	Y	N	1618 37TH AVE
008	177850	0500	4/3/06	\$899,000	1760	1000	8	2005	3	4200	N	N	186 36TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	034500	0085	2/28/06	\$810,000	1780	0	8	1900	5	6000	N	N	735 35TH AVE
008	632100	0170	3/10/06	\$1,015,000	1790	0	8	1905	5	5600	N	N	1703 MADRONA DR
008	118600	0020	5/23/06	\$820,000	1820	240	8	1912	3	5458	N	N	1618 34TH AVE
008	742470	0051	4/4/05	\$650,500	1820	0	8	1985	3	5292	N	N	1703 37TH AVE
008	082300	0120	4/26/04	\$599,000	1840	0	8	1988	3	4120	Y	N	814 31ST AVE S
008	400300	0045	7/25/05	\$595,000	1850	200	8	1983	3	9323	N	N	3519 E SPRUCE ST
008	982920	0330	9/28/05	\$760,000	1900	0	8	1986	3	7000	Y	N	503 RANDOLPH AVE
008	125120	0315	8/25/05	\$731,080	1900	600	8	1910	5	9000	Y	N	1315 35TH AVE S
008	715170	0560	3/18/04	\$724,950	1900	500	8	1901	4	6000	Y	N	1129 37TH AVE
008	808340	0190	6/27/05	\$854,000	1920	200	8	1927	5	5000	N	N	521 34TH AVE
008	042404	9028	4/29/04	\$757,500	1920	600	8	1947	4	4635	Y	N	831 32ND AVE S
008	035700	0095	10/12/04	\$685,000	1920	770	8	1929	3	4000	Y	N	1133 32ND AVE S
008	632100	0150	12/28/04	\$811,500	1930	0	8	2003	3	4609	N	N	1714 37TH AVE
008	757670	0092	10/25/06	\$853,500	1940	0	8	1913	5	3080	N	N	1727 37TH AVE
008	428990	0015	11/23/05	\$797,500	1940	0	8	1990	3	4200	Y	N	1530 38TH AVE
008	808340	0180	6/24/04	\$630,000	1950	0	8	1927	4	5000	N	N	525 34TH AVE
008	757620	0105	9/15/05	\$747,700	1960	0	8	1910	4	4360	N	N	1622 34TH AVE
008	414180	0040	11/21/06	\$675,000	1970	0	8	1901	3	4000	N	N	1525 35TH AVE
008	981970	0145	8/26/06	\$995,000	1970	270	8	1922	4	16800	Y	N	1107 38TH AVE
008	742470	0145	1/6/06	\$636,300	1980	0	8	1915	3	3300	N	N	1632 35TH AVE
008	982920	0300	11/9/05	\$800,000	1980	640	8	1966	4	7350	Y	N	3622 E TERRACE ST
008	414180	0095	10/26/06	\$800,000	2010	0	8	1994	3	4000	N	N	1518 35TH AVE
008	982920	0695	12/6/05	\$785,000	2010	0	8	1946	4	5454	N	N	219 ERIE AVE
008	125020	3725	5/8/06	\$863,500	2040	870	8	1979	3	7200	Y	N	1533 35TH AVE S
008	125020	1650	11/18/05	\$760,000	2040	0	8	1979	4	6600	Y	N	3100 S LANE ST
008	142220	0365	5/24/06	\$725,000	2050	0	8	1941	5	7164	N	N	719 39TH AVE
008	531710	0353	2/9/05	\$585,000	2050	0	8	1946	5	8614	N	N	3312 E REPUBLICAN ST
008	428990	0065	1/12/04	\$579,000	2060	0	8	1989	3	4680	N	N	1561 MADRONA DR
008	427890	0095	4/16/04	\$731,000	2080	0	8	1914	4	3572	N	N	316 33RD AVE
008	125020	2625	11/2/06	\$920,000	2090	300	8	1990	3	7200	Y	N	1314 33RD AVE S
008	125020	2625	9/30/04	\$700,000	2090	300	8	1990	3	7200	Y	N	1314 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	035700	0125	11/10/06	\$835,000	2100	0	8	1910	5	4200	Y	N	1117 32ND AVE S
008	035700	0125	9/22/05	\$675,000	2100	0	8	1910	5	4200	Y	N	1117 32ND AVE S
008	118600	0015	12/9/05	\$780,000	2120	0	8	1918	5	5437	N	N	1612 34TH AVE
008	742470	0175	3/2/06	\$1,025,000	2150	0	8	1904	5	5000	Y	N	1625 36TH AVE
008	177850	0600	2/23/05	\$877,000	2150	0	8	1924	5	4400	N	N	183 36TH AVE E
008	042404	9005	8/18/04	\$739,000	2160	0	8	1954	4	6050	Y	N	908 31ST AVE S
008	910300	0360	9/6/05	\$760,000	2180	540	8	2005	3	4000	N	N	3424 E DENNY WAY
008	535020	0230	6/13/06	\$1,165,000	2200	130	8	1907	4	5880	Y	N	1421 38TH AVE
008	125020	2645	2/6/06	\$725,000	2220	0	8	1909	2	7350	Y	N	1333 LAKE WASHINGTON BLVD S
008	414180	0260	6/25/06	\$985,000	2220	0	8	1909	4	4240	Y	N	1609 37TH AVE
008	414180	0260	5/11/04	\$685,000	2220	0	8	1909	4	4240	Y	N	1609 37TH AVE
008	982920	0640	4/6/05	\$770,000	2230	0	8	1914	4	7500	Y	N	3434 E SUPERIOR ST
008	034500	0075	6/21/06	\$896,300	2270	220	8	1926	4	5000	N	N	727 35TH AVE
008	918470	0610	10/26/05	\$925,000	2280	705	8	1906	3	6000	N	N	823 37TH AVE
008	571200	0065	3/6/06	\$1,025,000	2300	1470	8	1915	3	3181	Y	N	419 LAKESIDE AVE S
008	757670	0005	7/1/04	\$707,000	2300	0	8	1913	5	5000	N	N	1709 35TH AVE
008	910300	0285	6/2/04	\$485,000	2320	0	8	1911	3	3155	N	N	3420 E FLORENCE CT
008	982920	0680	2/25/05	\$952,000	2380	600	8	1925	5	6175	Y	N	201 ERIE AVE
008	125020	3715	7/19/06	\$930,000	2430	330	8	1923	3	6300	Y	N	1526 LAKE WASHINGTON BLVD S
008	125020	3360	8/22/06	\$975,480	2440	700	8	1956	3	6300	Y	N	801 LAKESIDE AVE S
008	690970	0235	2/2/04	\$594,000	2450	0	8	1913	3	6000	Y	N	3108 S MASSACHUSETTS ST
008	535020	0260	11/23/04	\$707,500	2460	600	8	1911	3	2325	Y	N	1433 38TH AVE
008	414180	0105	4/14/05	\$952,500	2470	0	8	1922	4	4136	N	N	1508 35TH AVE
008	715170	0025	12/12/05	\$1,099,500	2540	0	8	1905	3	5500	N	N	1139 35TH AVE
008	715170	0540	9/23/04	\$1,050,000	2560	700	8	1950	4	5000	Y	N	1117 37TH AVE
008	414180	0005	5/18/04	\$630,000	2630	240	8	1922	3	5000	N	N	1619 35TH AVE
008	414180	0075	8/17/05	\$1,301,000	3610	0	8	1905	5	5984	N	N	1526 35TH AVE
008	194730	0230	9/27/04	\$450,000	840	460	9	2004	3	1500	N	N	3517 E ALDER ST
008	194730	0130	2/6/06	\$748,000	1110	550	9	1987	3	2719	N	N	308 35TH AVE
008	400300	0310	2/15/06	\$612,500	1120	460	9	1988	3	3452	N	N	209 EUCLID AVE
008	400300	0310	8/24/04	\$540,000	1120	460	9	1988	3	3452	N	N	209 EUCLID AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	571200	0085	8/10/05	\$795,000	1150	260	9	1927	3	4140	Y	N	411 LAKESIDE AVE S
008	142220	0250	11/24/04	\$795,000	1230	590	9	1977	4	5938	Y	N	700 37TH AVE
008	535020	0005	2/17/06	\$824,500	1410	720	9	1923	5	2988	Y	N	1519 38TH AVE
008	535020	0005	5/25/04	\$803,500	1410	720	9	1923	5	2988	Y	N	1519 38TH AVE
008	535020	0645	11/5/04	\$640,000	1530	400	9	1977	3	5250	Y	N	1401 GRAND AVE
008	125020	4130	2/22/06	\$725,000	1590	580	9	1983	3	2680	Y	N	3500 S KING ST
008	034500	0345	9/19/06	\$1,190,000	1620	390	9	1925	5	6360	Y	N	712 36TH AVE
008	125020	3305	10/14/04	\$667,500	1640	940	9	1994	3	3150	Y	N	816 LAKE WASHINGTON BLVD S
008	034500	0375	7/11/05	\$1,279,000	1690	360	9	1925	4	5300	Y	N	728 36TH AVE
008	427890	0200	5/19/05	\$885,000	1740	0	9	1923	4	5800	N	N	423 34TH AVE
008	177850	0285	9/13/05	\$765,000	1740	0	9	1939	4	4000	N	N	3410 E JOHN ST
008	918470	0535	5/10/04	\$790,000	1800	1020	9	1926	4	5000	Y	N	812 36TH AVE
008	142220	0341	4/10/06	\$925,000	1810	0	9	1919	4	5861	Y	N	654 FULLERTON AVE
008	142220	0341	7/12/04	\$875,000	1810	0	9	1919	4	5861	Y	N	654 FULLERTON AVE
008	142220	0335	6/2/04	\$1,050,000	1830	720	9	1997	3	3250	Y	N	3761 E COLUMBIA ST
008	531710	0420	11/22/05	\$990,000	1860	720	9	1930	4	5587	N	N	335 36TH AVE E
008	125020	3255	5/13/04	\$505,000	1870	0	9	1999	3	4050	N	N	523 35TH AVE S
008	535120	0110	6/2/04	\$707,000	1890	0	9	1986	4	3940	Y	N	1417 NEWPORT WAY
008	715320	0125	5/4/06	\$815,000	1900	0	9	1929	4	4241	N	N	1429 36TH AVE
008	910300	0290	2/25/05	\$787,500	1980	1180	9	1916	5	4082	Y	N	154 35TH AVE E
008	910300	0550	10/6/06	\$585,000	2040	0	9	1933	4	3368	N	N	3409 E DENNY WAY
008	125020	2515	8/15/06	\$850,000	2060	930	9	2004	3	3600	Y	N	3308 S DAY ST
008	918470	0780	3/5/04	\$825,000	2060	800	9	1918	4	4500	Y	N	815 35TH AVE
008	125020	2515	8/4/04	\$749,000	2060	930	9	2004	3	3600	Y	N	3308 S DAY ST
008	427890	0175	2/6/06	\$879,000	2060	600	9	1925	4	10055	Y	N	3328 E TERRACE ST
008	600650	0085	5/1/06	\$1,150,000	2100	0	9	1920	4	4200	Y	N	803 LAKE WASHINGTON BLVD S
008	742470	0055	8/29/05	\$1,350,000	2100	950	9	1924	5	7950	Y	N	1636 36TH AVE
008	531710	0325	8/16/06	\$798,000	2170	0	9	1990	3	6028	N	N	303 33RD AVE E
008	982920	1068	11/30/05	\$925,000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AVE
008	569900	0125	8/29/05	\$900,000	2170	440	9	2002	3	7200	Y	N	3200 S NORMAN ST
008	982920	1068	5/11/04	\$825,000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	918470	0600	9/13/05	\$1,112,500	2180	550	9	1909	4	6000	N	N	829 37TH AVE
008	982920	0475	10/18/05	\$1,100,000	2230	1000	9	1978	5	5400	Y	N	309 LAKE WASHINGTON BLVD
008	177850	0390	6/9/05	\$1,070,000	2260	340	9	1991	3	4000	N	N	202 36TH AVE E
008	125120	0210	7/3/06	\$1,095,000	2280	1100	9	1926	5	6038	Y	N	1310 LAKE WASHINGTON BLVD S
008	320090	0300	3/23/04	\$892,500	2310	220	9	1919	4	6000	Y	N	609 37TH AVE
008	125020	1785	10/3/06	\$1,235,000	2320	1650	9	1910	5	7200	Y	N	534 32ND AVE S
008	632100	0235	1/5/06	\$934,000	2330	0	9	1911	4	3769	N	N	3853 E OLIVE ST
008	982920	0155	7/26/05	\$975,000	2360	0	9	1990	3	7161	Y	N	411 LAKE WASHINGTON BLVD
008	125020	2918	7/14/04	\$650,000	2390	1000	9	1988	3	5415	N	N	525 LAKE WASHINGTON BLVD S
008	428990	0070	3/27/05	\$975,000	2410	0	9	1924	5	5460	N	N	1565 MADRONA DR
008	177850	0570	3/24/06	\$1,650,000	2440	1320	9	2004	3	7900	N	N	3505 E JOHN ST
008	125020	1665	1/12/06	\$1,300,000	2500	1350	9	1998	3	5600	Y	N	539 32ND AVE S
008	125020	1765	5/22/06	\$975,000	2520	860	9	1913	4	6000	Y	N	522 32ND AVE S
008	177850	0665	6/17/04	\$980,000	2530	140	9	1930	5	8000	Y	N	3305 E JOHN ST
008	531710	0291	9/23/04	\$847,500	2580	800	9	1984	4	6990	Y	N	557 LAKE WASHINGTON BLVD E
008	910300	0430	5/11/05	\$825,000	2580	700	9	1913	5	4000	N	N	3441 E FLORENCE CT
008	981970	0075	8/6/04	\$1,150,000	2720	50	9	1995	4	3600	Y	N	1537 38TH AVE
008	174470	0030	8/10/05	\$1,700,000	2780	0	9	1960	4	25374	Y	N	3519 E CONOVER CT
008	194730	0195	12/12/05	\$903,300	2780	0	9	1993	3	6022	N	N	3500 E SPRUCE ST
008	982920	0940	6/16/04	\$680,000	2850	290	9	1978	3	6000	Y	N	3438 E HURON ST
008	918470	0350	7/14/05	\$1,200,000	2870	850	9	1997	3	6000	Y	N	915 36TH AVE
008	982920	0545	8/22/05	\$995,000	2880	0	9	1978	3	5320	Y	N	201 LAKE WASHINGTON BLVD
008	174470	0025	7/14/05	\$1,450,000	2920	1270	9	1923	5	6847	Y	N	3520 E CONOVER CT
008	502690	0230	7/29/05	\$1,395,000	2920	0	9	1921	5	6500	Y	N	3916 E PINE ST
008	125020	3280	10/9/04	\$956,605	2950	1030	9	2004	3	7200	Y	N	501 35TH AVE S
008	715320	0180	6/14/06	\$1,475,000	2970	1400	9	2004	3	5000	Y	N	1412 36TH AVE
008	502690	0185	6/24/04	\$1,412,400	3100	0	9	1904	3	8200	Y	N	3917 E OLIVE ST
008	910300	0710	6/8/05	\$1,175,000	3100	1160	9	2005	3	5536	N	N	110 37TH AVE E
008	918470	0715	6/2/05	\$1,621,000	3360	1490	9	1910	3	12990	Y	N	816 35TH AVE
008	125020	1795	1/4/05	\$863,000	3380	0	9	1910	3	6000	Y	N	536 32ND AVE S
008	125020	3190	3/21/05	\$1,190,000	3430	400	9	2001	3	14400	N	N	3401 S KING ST

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	757670	0061	6/9/05	\$1,695,000	1240	1790	10	2001	3	10154	Y	N	3612 E SCHUBERT PL
008	142220	0355	5/12/06	\$920,000	1350	900	10	1956	4	6218	Y	N	711 39TH AVE
008	715170	0445	7/28/05	\$1,700,000	1970	900	10	2003	3	5000	Y	N	1126 36TH AVE
008	910300	0690	6/1/05	\$879,000	1970	0	10	1914	4	5840	N	N	3704 E DENNY WAY
008	177850	0555	11/10/04	\$815,000	1970	680	10	1973	5	4400	Y	N	182 35TH AVE E
008	982920	1058	3/25/05	\$780,000	1990	860	10	1980	3	6565	N	N	151 EUCLID AVE
008	632100	0285	2/10/05	\$1,375,000	2000	0	10	1905	3	8800	N	N	1623 39TH AVE
008	142220	0118	9/16/05	\$1,350,000	2090	640	10	1987	4	3060	Y	N	622 38TH AVE
008	414180	0085	6/3/05	\$1,150,000	2120	1050	10	2000	3	5017	N	N	1524 35TH AVE
008	125120	0055	10/5/05	\$1,355,000	2160	1030	10	2003	3	5040	Y	N	1120 33RD AVE S
008	125020	2955	2/24/05	\$910,000	2310	780	10	1988	3	4137	Y	N	528 33RD AVE S
008	142220	0385	4/19/06	\$980,000	2410	500	10	1980	3	5880	Y	N	754 38TH AVE
008	125020	3320	7/1/05	\$1,244,650	2510	1110	10	2005	3	4200	Y	N	834 LAKE WASHINGTON BLVD S
008	177850	0256	5/19/05	\$1,470,000	2630	650	10	2003	3	6000	N	N	221 35TH AVE E
008	535020	1370	10/26/04	\$1,777,000	2690	930	10	1993	3	5441	Y	N	1454 MADRONA DR
008	034500	0015	4/20/06	\$1,435,000	2740	1420	10	1927	5	6500	N	N	701 35TH AVE
008	414180	0215	9/28/04	\$1,300,000	2750	200	10	1999	3	4000	N	N	1615 36TH AVE
008	125020	1970	3/16/06	\$1,385,000	2760	1000	10	2005	3	4920	Y	N	921 33RD AVE S
008	982920	0625	12/27/04	\$927,500	2760	550	10	1990	3	5680	N	N	3400 E SUPERIOR ST
008	660000	0346	6/5/06	\$1,695,000	2810	0	10	1985	3	8256	N	N	300 36TH AVE E
008	982920	0245	2/18/04	\$1,080,000	2840	230	10	1992	3	8580	Y	N	3716 E TERRACE ST
008	535020	1366	5/24/04	\$1,665,000	2860	1060	10	1991	3	5167	Y	N	1450 MADRONA DR
008	910300	0688	5/4/06	\$1,233,750	2860	1000	10	2005	3	5096	N	N	3708 E DENNY WAY
008	535020	0550	7/8/04	\$1,450,000	3180	0	10	1909	4	6169	Y	N	3815 E PIKE ST
008	535020	1190	2/13/04	\$1,095,000	3180	0	10	1994	3	7666	Y	N	1444 MADRONA DR
008	125120	0057	3/27/06	\$1,560,000	3190	1150	10	2004	3	6360	Y	N	1126 33RD AVE S
008	125120	0057	12/16/04	\$1,325,000	3190	1150	10	2004	3	6360	Y	N	1126 33RD AVE S
008	535020	1180	5/3/06	\$1,516,500	3450	0	10	1993	3	8395	Y	N	1440 MADRONA DR
008	918470	0690	4/26/06	\$1,395,000	3570	1240	10	2004	3	9000	N	N	830 35TH AVE
008	428990	0025	2/1/05	\$1,500,000	2210	1000	11	2000	3	6364	Y	N	3805 E PINE ST
008	082300	0065	11/28/06	\$1,475,000	2440	1110	11	2005	3	3770	Y	N	807 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	571200	0055	12/1/06	\$1,200,000	2460	570	11	2005	3	2400	Y	N	424 35TH AVE S
008	125020	3520	8/30/04	\$950,000	2860	600	11	1987	3	5600	Y	N	1107 LAKESIDE AVE S
008	125020	4840	9/7/06	\$1,685,000	2890	990	11	2006	3	6570	Y	N	1508 36TH AVE S
008	035700	0137	6/2/06	\$1,650,000	3220	1050	11	2003	3	10000	Y	N	1120 32ND AVE S
008	035700	0137	7/19/05	\$1,445,000	3220	1050	11	2003	3	10000	Y	N	1120 32ND AVE S
008	982920	0335	8/20/04	\$1,348,000	3378	0	11	2002	3	6675	N	N	509 RANDOLPH AVE
008	125120	0065	7/5/05	\$1,437,000	2120	580	12	1998	3	5185	Y	N	1128 33RD AVE S
008	125020	4765	10/28/05	\$3,350,000	2630	1060	12	2003	3	10082	Y	Y	1708 LAKESIDE AVE S
008	414180	0190	3/29/06	\$2,380,000	3231	730	12	1997	3	8000	N	N	1600 35TH AVE
008	411460	1525	11/28/06	\$4,350,000	3240	1310	13	2005	3	6912	Y	Y	1104 LAKESIDE AVE S

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0040	6/14/04	\$850,000	UNFIN AREA
006	111800	0055	5/20/05	\$842,000	OBSOL
006	111800	0125	1/5/06	\$1,475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0295	3/9/06	\$1,600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	0591	1/8/04	\$770,000	DOR RATIO;%COMPL
006	111800	0635	5/6/04	\$1,540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1350	5/24/04	\$790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1560	4/16/04	\$828,750	UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1755	3/27/06	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	1885	5/26/04	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1990	12/8/04	\$1,500,000	DOR RATIO;CORPORATE AFFILIATES
006	111800	2055	2/28/06	\$1,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	111800	2191	6/1/04	\$1,630,000	UNFIN AREA
007	108400	0069	3/23/06	\$1,100,000	RELOCATION - SALE TO SERVICE
007	133030	0130	2/26/04	\$801,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	133030	0265	5/3/05	\$925,250	%COMPL;TEAR DOWN
007	133030	0445	11/5/04	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	133030	0671	9/22/04	\$1,273,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	195470	0035	1/26/05	\$1,835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0255	8/1/06	\$4,095,000	IMP COUNT
007	195470	0325	10/10/05	\$1,650,000	DOR RATIO
007	195470	0420	7/15/05	\$3,200,000	UNFIN AREA
007	195470	0465	1/5/04	\$900,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0575	2/17/06	\$3,175,000	IMP COUNT
007	195470	0595	11/7/06	\$1,200,000	OBSOL
007	195470	0706	1/5/05	\$1,055,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
007	411460	0780	5/23/05	\$5,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	438570	0010	7/24/06	\$1,240,500	ACTIVE PERMIT BEFORE SALE>25K
007	438570	0035	6/14/05	\$519,000	%COMPL;PREVIMP<=25K;TEAR DOWN
007	438570	0260	11/3/06	\$1,330,000	ACTIVE PERMIT BEFORE SALE>25K
007	438570	0560	9/22/06	\$949,000	ACTIVE PERMIT BEFORE SALE>25K
007	438570	0665	11/3/06	\$792,500	UNFIN AREA
007	438570	1060	7/22/05	\$565,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	1060	3/24/04	\$300,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	438570	1071	10/5/04	\$752,000	NO MARKET EXPOSURE
007	438570	1235	8/25/06	\$120,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	438570	1235	7/21/06	\$50,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	438570	1235	8/25/06	\$48,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	438570	1240	2/2/04	\$485,000	DOR RATIO;TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 14
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	438670	0075	7/20/06	\$800,000	ACTIVE PERMIT BEFORE SALE>25K
007	501700	0075	9/27/04	\$585,000	DOR RATIO;TEAR DOWN; SEGREGATION AND/OR MERGER
007	501700	0075	1/12/05	\$705,000	SEGREGATION AND/OR MERGER
007	501700	0370	1/28/04	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	501700	0470	11/22/05	\$480,000	PREVIMP<=25K
007	501700	0470	2/26/04	\$380,000	PREVIMP<=25K
007	501700	0510	11/17/05	\$789,000	RELOCATION - SALE TO SERVICE
007	501700	0560	6/15/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	502690	0235	4/12/06	\$1,907,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	502690	0270	5/18/05	\$6,485,000	IMP COUNT
007	531610	0045	5/13/04	\$536,250	DOR RATIO
007	531610	0075	9/6/05	\$800,000	PREVIMP<=25K
007	531610	0235	5/21/04	\$950,000	DOR RATIO;TEAR DOWN
007	531610	0445	2/26/04	\$2,000,000	IMP COUNT
007	531610	0445	1/3/06	\$1,922,774	IMP COUNT
007	531610	0730	12/19/05	\$1,085,000	OBSOL
007	531610	0760	10/4/05	\$913,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531610	0795	5/4/06	\$1,575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531610	0815	7/11/06	\$730,000	PREVIMP<=25K
007	531610	0830	12/14/04	\$8,400,000	UNFIN AREA
007	531710	0033	11/15/04	\$1,862,331	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	531710	0033	11/15/04	\$1,862,331	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	531710	0150	9/9/05	\$7,350,000	no market exposure
007	531710	0481	5/10/05	\$1,650,000	RELOCATION - SALE TO SERVICE
007	531710	0485	3/19/04	\$2,300,000	OBSOL
007	531710	0500	1/5/04	\$2,283,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531710	0550	6/8/04	\$910,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531710	0612	9/22/05	\$2,736,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531710	0825	10/27/04	\$3,465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531810	0010	9/26/05	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	0325	4/28/04	\$580,000	DOR RATIO;TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
007	531810	0430	6/5/04	\$1,000,000	RELOCATION - SALE TO SERVICE
007	531810	0504	7/21/05	\$322,000	PREVIMP<=25K
007	531810	0635	10/13/06	\$745,000	ACTIVE PERMIT BEFORE SALE>25K
007	531810	0875	12/13/05	\$970,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	0965	10/5/04	\$479,220	DOR RATIO;TEAR DOWN
007	531810	1105	7/26/04	\$580,000	PREVIMP<=25K
007	531810	1290	7/30/04	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	1370	9/27/06	\$660,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
007	532010	0039	5/18/05	\$7,563,921	IMP COUNT;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
007	533220	0360	9/5/06	\$675,000	1031 TRADE; BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	660000	0215	4/18/05	\$1,009,400	SEGREGATION AND/OR MERGER
007	918570	0156	3/13/06	\$5,750,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	918570	0375	2/25/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	918570	0460	4/14/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	918570	0535	6/24/05	\$1,395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	918620	0005	4/25/05	\$3,755,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	981970	0005	6/14/06	\$1,725,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	042404	9027	12/14/05	\$615,000	SAS
008	042404	9028	3/21/06	\$890,000	ACTIVE PERMIT BEFORE SALE>25K
008	063500	0080	1/14/05	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	082300	0065	6/10/04	\$255,000	DOR RATIO
008	082300	0070	6/10/04	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
008	125020	1635	3/25/05	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	1690	11/24/06	\$656,925	QUIT CLAIM DEED
008	125020	1785	9/6/06	\$1,235,000	RELOCATION - SALE TO SERVICE
008	125020	1970	8/25/05	\$660,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	2030	5/25/06	\$1,045,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	125020	2055	5/24/05	\$550,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125020	2095	11/28/06	\$1,230,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	125020	2095	11/30/04	\$270,000	DOR RATIO;%COMPL
008	125020	2145	1/30/06	\$725,000	SAS
008	125020	2380	6/1/06	\$331,567	DOR RATIO;QUIT CLAIM DEED
008	125020	2530	4/15/04	\$114,167	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
008	125020	2740	9/18/06	\$1,220,000	UNFIN AREA
008	125020	2875	3/21/06	\$397,679	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	125020	3105	4/21/05	\$1,870,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	125020	3155	3/14/05	\$485,000	SAS
008	125020	3170	7/30/04	\$949,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	125020	3320	4/16/04	\$553,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	3875	5/10/06	\$1,017,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	125020	3940	3/17/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125020	4575	2/8/05	\$1,749,000	%COMPL
008	125020	4835	3/30/04	\$1,210,000	SEGREGATION AND/OR MERGER
008	125020	4883	7/1/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125070	0035	8/19/05	\$385,000	PREVIMP<=25K
008	125120	0057	3/30/04	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	125120	0057	3/17/06	\$1,560,000	RELOCATION - SALE TO SERVICE
008	142220	0320	4/21/04	\$699,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	142220	0365	9/23/05	\$176,553	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
008	177850	0095	11/17/04	\$730,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	177850	0500	7/6/05	\$547,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	177850	0690	9/23/05	\$340,228	%COMPL;TEAR DOWN; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	194730	0005	12/15/04	\$419,950	QUESTIONABLE PER APPRAISAL
008	211020	0250	4/24/06	\$216,000	DOR RATIO
008	400300	0245	1/13/05	\$840,000	%COMPL;TEAR DOWN
008	414180	0155	6/16/06	\$1,450,000	ACTIVE PERMIT BEFORE SALE>25K
008	414180	0175	7/25/06	\$1,549,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
008	414180	0250	10/4/05	\$233,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
008	427890	0050	8/9/04	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	427890	0095	3/26/04	\$731,000	RELOCATION - SALE TO SERVICE
008	428990	0025	2/1/05	\$1,500,000	RELOCATION - SALE TO SERVICE
008	502690	0045	3/2/06	\$1,150,000	ACTIVE PERMIT BEFORE SALE>25K
008	531710	0325	8/5/06	\$798,000	RELOCATION - SALE TO SERVICE
008	535020	0765	8/24/05	\$472,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
008	535020	0915	4/29/04	\$512,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	535120	0170	12/28/05	\$778,000	ACTIVE PERMIT BEFORE SALE>25K
008	535120	0280	8/29/06	\$252,100	DOR RATIO;EXEMPT FROM EXCISE TAX
008	632100	0141	2/26/04	\$438,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
008	660000	0050	5/28/04	\$190,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; AND OTHER WARNINGS
008	660000	0080	4/20/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	660000	0095	4/25/05	\$443,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	660000	0100	1/30/04	\$315,000	QUESTIONABLE PER APPRAISAL
008	660000	0327	2/11/05	\$300,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	690920	0321	2/16/05	\$301,088	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS
008	690920	0365	8/19/05	\$529,950	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	690920	0625	2/24/05	\$608,000	1031 TRADE
008	690970	0110	9/6/05	\$720,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	690970	0160	5/19/04	\$180,000	DOR RATIO
008	715170	0025	12/8/04	\$490,000	NO MARKET EXPOSURE
008	742470	0010	9/18/06	\$1,600,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	742470	0185	9/23/04	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	742470	0225	1/12/05	\$145,612	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	757670	0040	8/9/05	\$1,527,500	UNFIN AREA
008	757670	0055	9/12/06	\$1,315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	757670	0140	10/30/06	\$1,000,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
008	910300	0115	1/12/06	\$750,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	910300	0115	6/3/05	\$650,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
008	910300	0210	7/27/04	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0285	12/13/05	\$575,000	ACTIVE PERMIT BEFORE SALE>25K
008	910300	0360	10/4/04	\$390,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0555	3/7/05	\$335,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0610	6/13/05	\$954,442	NO MARKET EXPOSURE
008	910300	0620	3/24/04	\$954,442	QUESTIONABLE PER SALES IDENTIFICATION
008	910300	0625	2/17/04	\$954,442	QUESTIONABLE PER SALES IDENTIFICATION
008	910300	0688	10/8/04	\$335,000	DOR RATIO
008	910300	0690	5/7/04	\$752,500	SEGREGATION AND/OR MERGER
008	910300	0710	6/7/04	\$440,000	DOR RATIO
008	910300	0725	9/14/05	\$572,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	918470	0680	2/1/06	\$1,105,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
008	982920	0055	6/18/04	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	982920	0258	4/25/05	\$480,000	DOR RATIO
008	982920	0315	5/12/05	\$611,300	OBSOL
008	982920	0370	7/12/06	\$1,000,000	NO MARKET EXPOSURE
008	982920	0445	6/9/04	\$485,000	%COMPL
008	982920	0445	11/22/04	\$575,000	%COMPL;TEAR DOWN
008	982920	0470	11/30/06	\$2,605,000	SAS
008	982920	0520	9/7/04	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	982920	0680	2/25/05	\$952,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	411460	0339	5/20/2004	\$1,150,000	20699	N	N
7	411460	0917	12/20/2005	\$1,200,000	1520	Y	Y
7	501700	0270	10/27/2005	\$755,000	7200	N	N
8	531710	0294	5/12/2006	\$200,000	5126	N	N
8	535020	0780	8/24/2005	\$540,000	4460	Y	N
8	982920	1040	5/10/2005	\$255,000	6632	N	N
8	982920	1040	9/8/2006	\$320,000	6632	N	N
8	982920	1060	3/25/2005	\$80,000	6969	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 14

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	531810	0520	9/29/2004	\$820,000	PREVIMP<=25K;TEAR DOWN
7	981970	0046	10/29/2004	\$200,000	GOR RATIO;PREVIMP<=25K;PARTIAL INTEREST (1/3, 1/2, Etc.)
7	981970	0046	9/30/2004	\$600,000	GOR RATIO;PREVIMP<=25K;PARTIAL INTEREST (1/3, 1/2, Etc.)
8	063500	0005	2/17/2005	\$1,010,000	GOR RATIO;PREVIMP<=25K;TEAR DOWN
8	125020	4074	7/13/2004	\$162,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
8	125120	0170	3/18/2004	\$450,000	PREVIMP<=25K;TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
8	690970	0050	1/27/2006	\$200,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR



**King County
Department of Assessments**

King County Administration Bldg.
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www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr